



SUMMER UPDATE

JULY 2014



WHATS UPCOMING

DEAD ASH TREE REMOVAL AND REPLACEMENT



Following the agreement in last year's Annual General Meeting, the co-tenancy will be removing all the dead or close to dead ash trees, grinding the stumps and re-planting with the Armstrong maple tree (as shown). This is a columnar maple, requiring little maintenance with good aesthetic appeal while having the advantage in that its root clusters don't spread out like a typical tree, but rather grow deep into the ground. This will minimize any potential root issues. The following trees will be removed: front of Silverlace units 67, 75, 77 and 85 (front and rear) and Coralbell units 40, 42 and 64. This is a large job and will likely cause some inconvenience as the work will be completed over several days. There is not yet an exact date as the trees have been specially ordered from a nursery and are still in transition. A bulletin will be delivered to the units that will be affected a week before the job is to commence. Funding for this work will come from the co-

tenancy's reserve fund and the total cost this year will be around \$6,000. The co-tenancy continues to try and save the remaining ash trees by fertilizing and applying treatment, but it is likely that more ash trees will be lost in the coming years. As they do, they will be remove and replaced as needed.

REPAIRS TO FENCES IN VISITOR PARKING AREAS

Although the previous contractor repaired much of the fence damage, there is still a number of posts/sections that need to be fixed/repared (with the new posts being the much stronger 6x6). The fence at the corner of Silverlace and Coral Bell will be reinforced in October/November, a broken post at Coral Bell and Heartleaf will be replaced and along the western leg of Heartleaf the fence posts will be replaced and fencing reinforced. This work will likely take place in late July or August.



ASPHALT REPLACEMENT IN VISITOR PARKING AT CORNER HEARTLEAF AND CORAL BELL

The visitor parking asphalt will be excavated and a new bed of gravel and asphalt will be laid down. This will occur in August/early September. During this time the parking area will be closed for several days to allow the work to take place and asphalt to cure.

SIGN REPLACEMENTS

There have been a number of no parking signs that have either been removed or have fallen down along with other signs that have been damaged. All signs will be reinstalled or replaced.

NEWS: WHATS BEEN DONE SO FAR THIS YEAR?



CHANGE IN SERVICE PROVIDER FOR SNOW REMOVAL AND LANDSCAPE MAINTENANCE OF COMMON AREAS

Based on your feedback we changed our summer/winter service provider to Lindsay Landscaping. While this took a little time to process the quotes and make the switch, you will likely have already noticed a number of positive changes

including, but not limited to: hedge trimming, cleaning out and adding mulch to south side entrance of Silverlace Pvt from Lorry Greenberg, cleaning out and trimming bushes along Lorry Greenberg and more. For the winter months, driveway clearing service will continue as it has in the past and the co-tenancy also has in place a much tighter service agreement to insure timely snow clearing. We are very confident that Lindsay Landscape will do a much better job than the previous contractor.

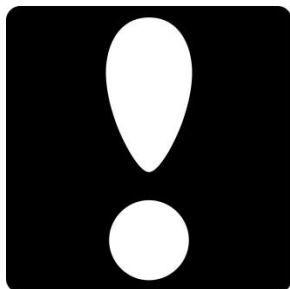
STREET CLEANING AND DRIVE WAY CLEAN OUT

The annual spring street sweeping took place in early May and in June Lindsay Landscaping came by to blow out the driveways where they could, clean the visitor parking areas and re-sweeping the streets.

FINANCIAL UPDATE & RESERVE STUDY

We are largely on budget so far this year; however the co-tenancy may incur a slight overage as a result of a modest increase to landscaping costs and the visitor parking replacement. We have also begun the reserve study that was previously scheduled for 2014 but put on hold. More to come on the reserve study in our fall Annual General meeting.

IMPORTANT REMINDERS



UNIT MAINTANCE: Owners and tenants are responsible, under city of Ottawa by-laws to maintain their unit. This includes removal of garbage, **lawn and yard management, common area access (no locked fences)** and not blocking the roadway. As there have been many complaints about some of the issues listed above, a city by-law officer will be called in the coming month to do a walkthrough. Failure to do keep your unit properly managed could result in a fine from by-law officers.

VISITOR PARKING: Visitor parking lots are for visitors. Visitor parking lots are NOT for tenants of units being rented. Each parking area has a reminder along with additional information.

Parking violations will result in a warning(s) followed by, parking fines and possibly the vehicle being towed by the City of Ottawa by-law officers. There have been vehicles ticketed and towed so far this year

CO-TENANCY COMMN FEE PAYMENTS: A number of units have not provided co-tenancy cheques for the 2nd half of the year and are in arrears. Please do so as soon as possible following the instructions below. If the payment is not provided by August 1st, you will be charged interest as per our co-tenancy agreement. While warnings have been provided in the past, there is no obligation to do so from the committee. Failure to pay will result in the matter being given over to the lawyers to manage and the owners will be responsible for paying the expensive legal fees. Prolonged arrears can result in a lean being brought against your unit preventing the owner from selling. If you are delinquent in your payments, please provide checks as soon as possible.

A SAFE NEIGHBORHOOD

There have been at least two owners who have reported their car broken into over the past 10 months. Please do not leave valuables in your car. If your car or property is damaged/vandalized, please report it to Ottawa Police.

Graffiti “artists” remain active in tagging the fencing facing the park. Your committee has been in touch with by-law and Ottawa police which has a specific initiative to try to catch these “artists”. If you see an artist doing a “tag”, please call Ottawa police at 911 and report as a crime in progress. This is what Ottawa police has asked that we do.



Children help to making Hunt Club Gables a vibrant and lively community but there have been a number of concerns raised specifically in regards to road safety. Parents, please keep them safe by teaching road and bike safety and it is strongly recommended by Ottawa police that cyclists wear helmets. If you drive, please do your part to adhere to the 20km/hr speed.

Common fees reminder:

Please place your address on all common fee cheques. Common fees are \$70 / month payable to Hunt Club Gables Co-tenancy on the 1st of each month. You can drop cheques off at Dan Berty - 77 Silverlace Pvt. or Jonathan Matthews – 21 Heartleaf pvt.

For the latest updates visit



<http://huntclubgables.weebly.com>

Feedback:

Your Co-Tenancy committee always welcomes and is interested in your feedback. Feel free reach us anytime at:

huntclubgables@hotmail.com