



## SUMMER/FALL UPDATE SEPTEMBER 2016



### Our Trees



Per our co-tenancy agreement (available on the web site) all trees in the development are considered “common property” regardless of location. While subject to City of Ottawa by-laws, they are the responsibility of Co-tenancy as a whole to manage and maintain. **As reminder, any removals of trees are not permitted without the express consent of the co-tenancy through the Co-tenancy Committee.**

#### Current status:

More than half of our trees are experiencing severe or moderate problems and require removal, replacement or maintenance. The following provides an overview of the common issues:

- Ash trees: While we treated these trees against the emerald ash borer, like the rest of Ottawa and eastern Ontario, most have been hit hard by it and are gradually losing their entire canopy from top down. When this happens there is no cure. The tree needs to be removed and replaced.
- Hackberry trees: These trees have bubbles in their leaves called gall. They also produce millions of small black insects or nymphs that mature in early September. There is not an effective treatment other than removal of these trees.
- Cherry trees: Currently infected with black knot growths, there is no cure. The knot continues to spread eventually killing the trees.
- Maple trees: Some maple trees will require pruning and thinning with the occasional removal.

#### Action plan:

On May 2, 2016 Hunt Club Gables once again contracted the services of Trillium Trees Experts to complete an assessment of the trees in the neighborhood. Several recommendations were made by the arborists and factoring in the wishes of the owners, the table below details the action plan we are following. While we experienced a delay in getting going underway to a communication and resourcing issue on our committee, thanks to the help of a volunteer in our development, we are now well underway. Where possible, we have made every effort to save the tree, but where we can't, the tree has been placed in the plan. Given the amount of trees requiring removal and the very short timeline we have been allocated before the winter, we are unable to move forward with replacing trees until spring 2017.



#### Detail forthcoming actions:

- a) On September 29th and 30th 2016, Trillium Trees will begin the removal and maintenance of the following trees and locations:

Address	Location	Action
7 Bellflower	Rear of the home	Shrub removal within hedge
10 Bell Flower	Rear of the home	Remove ash tree at rear
1 Heartleaf	Side of the home	Remove cherry tree
46 Coralbell	Front of the home	Remove ash tree

50 Coralbell	Front of the home	Remove ash tree
54 Coralbell	Rear of the home	Remove ash tree
61 Silverlace	Side and Rear of home	Remove both ash and hackberry trees
65 Silverlace	Rear of the home	Remove ash tree
70 Silverlace	Front of the home	Remove ash tree
74 Silverlace	Front of the home	Remove ash tree
77 Silverlace	Rear of the home	Remove cherry tree
83 Silverlace	Rear of the home	Remove hackberry tree
89 Silverlace	Front and rear of the home	Remove both cherry trees
3 Bellflower	Rear of the home	Trim maple tree of structure
31 Heartleaf	Front of the home	Removal of maple tree
13 Heartleaf	Front and rear of the home	Prune trees at front and rear
35 Heartleaf	Front of the home	Reduce/trim maple tree off driveway
67 Silverlace	Rear of the home	Trim limb from ash tree
69,71,73,79 Silverlace	Rear of the home	Thin, prune deadwood and elevate

- b) Spring 2017: Hunt Club Gables will provide affected owners with several options of trees for replacement. The replacement options will be disease tolerant and adapt well to our climate.

## Co-tenancy committee

Jonathan Matthews has indicated that he intends to sell his unit and has resigned from the committee, leaving the Operations Manager position vacant. Dan Berty (Treasurer) has taken this role for the interim. Jennifer Clinch remains a member at large and Cynthia Johnston remains as parking management official.

## Annual General Meeting

Last year despite ample notice, we failed to reach quorum by 3 persons/units. This resulted in wasted time for your committee and those owners that did attend. It also meant that meaningful decisions could not be made. The budget could not be adopted and thus all activity has been done on the pretext of prior year approvals. This was the 2nd time in 2 years quorum was not achieved.



When the invite is delivered for the meeting late October / early November for the 2016, a RSVP form will be placed on the web site. **All unit owners**

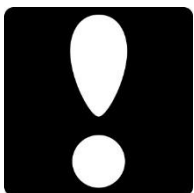


**should be completing this web based RSVP form without exception.** If unable to attend, the web site RSVP form will also provide for proxy representation delegation of your representation and vote(s) to ensure the meeting can proceed. It this time, it is unclear if the committee members remaining will seek renewal of their roles.



Please consider submitting your name for a position on the committee. If you wish more information on the committee, use the email service on or web site (address at bottom) or stop by to see Dan Berty (Treasurer) at 77 Silverlace.

## 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.

**FENCES** between units are the responsibility of the unit owners to maintain and manage. While there is some ambiguity in the co-tenancy agreement regarding perimeter fences to our development, the when discussed at the annual general meeting last year, despite not having quorum, the decision was these fences should also be the responsibility of the unit owners whose homes they border on.

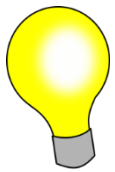
**VISITOR PARKING:** Visitor parking lots are for visitors. Visitor parking lots are NOT for tenants of units being rented. Each parking area has a reminder along with additional information. Visitors need prior authorization for parking more than 3 consecutive days and nights. Parking violations will result in a warning(s) followed by, parking fines and possibly the vehicle being towed by the City of Ottawa by-law officers. Repeat offenders will not get 2nd warnings.

**NEIGHBORHOOD SAFETY**



**THEFT:** Over the last year there have been a couple cars broken into while in parked at the unit’s space. There does not seem to be a trend but never the less as a reminder, Ottawa police advises not to keep valuables insight as a deterrent.

**REPORTING CRIME:** Law enforcement is the responsibility of Ottawa Police Services. Any crime witnessed in action should be reported by calling the police at 911. Reports of crime after they occur should be done through the Ottawa police at 613-230-6211. While your co-tenancy committee appreciates being told of occurrences it can’t report incidents to the police unless it is concerning the co-tenancy’s common property.



**OUTDOOR STREET LIGHTING:** Every unit has an outdoor light in the front that uses a sensor to turn on when it gets dark. As we have no street lamps these lights add to the safety of our development at night. All owners or tenants are expected to keep these lights in good working order. This means replacing the bulbs when they no longer work. It is not the Co-tenancy Committee’s responsibility to do this as a couple of unit owns have asked or suggested. A number of units have not replaced the light bulbs and have been dark for a while. If this is your unit, please replace the light bulb as soon as possible.

**WINTER SNOW REMOVAL**



While hard to think about at the moment and after the hot summer we have had, we will likely use Lindsay Landscape services for snow clearing and removal services again. Based on your feedback they provided generally good service during the winter of 2015/2016. Our contract places a priority on snow plowing of the streets before snow removal from driveways and parking lots. Once again, if you don’t want your driveway cleared by Lindsay Landscape please let your committee know.

<p><b>Common fees reminder:</b></p> <p>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.</p> <p>You can drop cheques off with Dan Berty - 77 Silverlace Pvt. Either ring the doorbell or leave <u>in a sealed envelope</u> in the mail box.</p>	<p><b>For the latest updates visit</b></p>  <p><a href="http://huntclubgables.weebly.com">http://huntclubgables.weebly.com</a></p>	<p><b>Feedback:</b></p> <p>Your Co-Tenancy committee always welcomes and is interested in your feedback. Feel free reach us anytime at</p> <p><a href="mailto:huntclubgables@hotmail.com">huntclubgables@hotmail.com</a></p> <p>or, on the “contact us page” on the web site.</p>
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