



South Keys Landing Homeowners Association Newsletter: Winter 2018

2018 Annual General Meeting and New Owners' Committee

The 2018 Annual General Meeting was held on, Monday, April 23 at the Jim Durrell Arena. Thanks to all who attended in person or by proxy! Ali Ahmady was elected to the Committee and Irv Marucelj was re-elected. Thanks to outgoing President and Treasurer Stephen Ball for all his hard work and dedication these past few years! Your Owners' Committee is now composed of the following:

President: **Richard Lam**; Treasurer: **Ali Ahmady**; Secretary: **Andrew Bene**

Members: **Irv Marucelj** and **Nicholas Janna**

Updated contact information for Committee members is available at www.southkeyslanding.com!

Winter Reminders and Snow Removal

It's that time of year again. As colder weather approaches, just a friendly reminder that owners should turn off outside water taps and disconnect hoses to prevent freezing and damage. If going away for an extended period, leave your heat on to about 15 degrees Celsius to prevent freezing damage to pipes.

Also, to help facilitate snow removal and safe roads, do not put snow from your driveway onto the street (if it falls on your property, keep it on your property!) When removal operations are being done, please have visitors move their vehicles out of visitor parking to enable the contractor to clear the parking areas.

On-Street and Visitor Parking Violations

Please note that all SKL roads are designated as fire routes by City by-law. As such, any on-street parking is prohibited. It is also a safety hazard, as vehicles parked on the road block the laneway for other vehicles and obstruct the view of drivers and pedestrians. City By-Law will ticket offending vehicles on their own initiative or in response to complaints (call 311 to report an offending vehicle).

If you are aware of owners, residents or commuters parked in visitor parking in violation of the *Joint Use Agreement*, please contact the property manager with sufficient particulars (e.g. make of car, licence plate number and unit address of driver if applicable) for our property manager to follow up as appropriate.

The Committee will continue to exercise its authority to have City By-Law ticket and tow identified offending vehicles.

Park Use and Curfew

The Committee has received complaints about late night use of the park. Homeowners, especially ones near the park, are encouraged to call the police if illegal activity, including trespassing, is suspected. One of the options discussed at the AGM was whether the hours for park access should be limited. The Committee would install a sign indicating access hours to facilitate enforcement of such a park curfew. If you have an opinion as to whether the community should institute a park curfew, please contact the Committee with your view.



Garbage and Recycling Collection

Owners and residents are reminded that bins should not be placed on the curb before 7pm the day before pick up (generally, Monday). If you or your tenants mistakenly put garbage on the curb on a week that does not include garbage pickup, please return your garbage to your garage. Don't be those people. Residents can download a garbage collection calendar or sign up to receive e-mail, phone or Twitter personal reminders by visiting the City of Ottawa's website, www.ottawa.ca.

Respect for City of Ottawa By-Laws

Homeowners are reminded that the *Joint Use Agreement* sets out certain responsibilities with respect to the maintenance of unit properties. In particular, Schedule D incorporates, by general reference, City of Ottawa by-laws. As such, the property manager will follow up with any homeowners who do not maintain their properties in general accordance with such by-laws, including enforcement as set out in the JUA, if necessary. This includes maintenance of front and back lawns according to general community standards.

Sales and Estoppel Certificates & Non-Resident Owner Contact Information

All owners are advised that if they are selling their unit, they should remind their real estate agent that the purchaser should obtain an Estoppel Certificate by contacting our property manager. The Estoppel Certificate provides critical information to new owners regarding the Association, monthly fees and other obligations. A copy of the Reserve Fund Study summary will be included. On a related note, non-resident owners/landlords are advised to provide their contact information to the property manager. This will help to resolve issues regarding unpaid monthly fees, tenant parking problems and other unintended breaches of the *Joint Use Agreement* without resorting to legal action.

Budget and Fees 2018

A notice will be sent to all homeowners in December confirming the monthly common expenses fee for 2019. Please do not send any payments for 2019 to our property manager until after you have received the budget notice (by mid-December).

Contact, Comments and Questions

The Committee is making efforts to increase e-communication with homeowners. Although important notices will continue to be mailed or placed in mailboxes, if you prefer email communication, email the Secretary at southkeyslanding@gmail.com and ask to be placed on the SKL mailing list. As well, Committee meeting minutes and other documents are available via Google Drive upon request.

Otherwise, feel free to contact our Property Manager, Noreen Harris, at (613) 742-5778 x234, send an email to the Secretary-monitored email address at southkeyslanding@gmail.com or check out the SKL website at www.southkeyslanding.com for Committee contact information.

If you'd like to contribute to the next SKL Newsletter, write up a blurb and drop us a line!

Thank you!

The South Keys Landing Owners' Committee