



South Keys Landing Homeowners Association Newsletter: Summer 2015

2015 Annual General Meeting and New Owners' Committee

The 2015 Annual General Meeting was held on Thursday, April 16, 2015 at the Jim Durrell Arena. Thanks to all who attended in person or by proxy! Sanjay Kanhere and Richard Lam were elected as new members to the Committee, and Andrew Bene was re-elected. Thanks to David Townsend for all his great work as Treasurer! Your Owners' Committee is now composed of the following:

President: **Michael Murray**; Treasurer: **Matthew Keber**; Secretary: **Andrew Bene**
Members: **Sanjay Kanhere** and **Richard Lam**

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

Emerald Ash Borer and Tree Removal

As you may have noticed, dead and dying trees from the Emerald Ash Borer epidemic have been removed from the common property. The Committee welcomes comments from the community on whether the trees should be replaced and in what form. Unit owners who have not yet removed dead trees from their properties are encouraged to do so, but please contact our property manager at PMA for information regarding suitable replacements that will not cause damage to foundations or nuisance to neighbouring properties.

Community Mailboxes

As you also may have noticed, Canada Post has begun work on installation of community mailboxes in SKL. According to Canada Post (at www.canadapost.ca), the next step in the transition process will be to send each homeowner information regarding mail key delivery dates, which will likely take place in September or October.

Federal Election

A federal election will be held on Monday, October 19, 2015. SKL is located in the riding of Ottawa-South. To get information on advance voting, check or update your voter registration, find candidate information, etc., visit the Elections Canada website at www.elections.ca.

Glenhaven Fire lane

After a lengthy process dealing with the City of Ottawa, it has come to the Committee's attention that the fire lane at the end of Glenhaven does, in fact, form part of the common property. The fire lane was added to the common property pursuant to a 2006 Ontario court order. Unit owners at the time were given notice of the legal proceeding, in which the City and the builder, Phoenix Homes, requested that the SKLHA homeowners be made responsible for maintenance of the fire lane and the bordering chain fence. The Committee apologizes to any homeowners who may have been informed otherwise in the intervening years, including via the Fall 2014 newsletter. As a result of this new information, the Committee will arrange for snow clearance of the fire lane this winter.



Glenhaven Road Fence Repairs

Primarily due to strong winds and weak foundations, the fence along Glenhaven road has bent and partially collapsed in places. Our contractor has erected temporary fixes. The Committee is considering estimates for replacement of the fence in whole or in part, which will be funded by SKL's reserve fund.

Backyard Fences

With respect to the fences between the back of Glenhaven units and the Bank Street retail properties, our property manager is seeking to confirm whether the fences are on SKL unit properties or whether they are the sole responsibility of the Bank Street property owner(s). In any event, while backyard fences are not located on the common property, per section 2.5 of the *Joint Use Agreement*, such fences are considered "shared elements". Accordingly, unit owners who wish to repair or replace their fences should take note of the restrictions set out in Section 6 and Schedule D of the JUA and contact the Committee through the property manager for approval before any work is done.

Visitor Parking Violations

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 is in the process of making arrangements with Carleton Parking to have chronic offending vehicles towed on a case-by-case basis if necessary.

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). 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.

Budget and Fees 2016

A notice will be sent to all homeowners in December confirming the monthly common expenses fee for 2016. Please do not send any payments for 2016 to our property manager until after you have received the budget notice (by mid-December).

Contact, Comments and Questions

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.

Thank you!

The South Keys Landing Owners' Committee