



South Keys Landing Homeowners Association Newsletter: Fall 2016

2016 Annual General Meeting and New Owners' Committee

The 2016 Annual General Meeting was held on, Thursday, April 21, 2016 at the Jim Durrell Arena. Thanks to all who attended in person or by proxy! Stephen Ball, Irv Marucelj and Nicholas Janna were elected as new members to the Committee. Your Owners' Committee is now composed of the following: President and Treasurer: **Stephen Ball**; Secretary: **Andrew Bene**; Members: **Richard Lam, Irv Marucelj** and **Nicholas Janna**!

Glenhaven Road Fence Update

Several issues were discussed at the AGM, including the results of the proposed vote to replace and upgrade the Glenhaven roadside fence. It was confirmed that the proposal did not receive sufficient approval from homeowners. That proposal is now dead; the new Committee will not consider any such large-scale fence replacement/upgrade (or downgrade) absent clear consensus from homeowners in compliance with the *Joint Use Agreement* (JUA). However, the Committee has obtained quotes for a full repair/replacement of the current fence, which could take place in 2017. Otherwise, as directed by the Committee, the property manager will continue to effect *ad hoc* repairs on common property portions of the fence as needed. If you have comments or concerns regarding the condition of the fence or its repair/replacement, please contact the property manager or the Committee.

Backyard Fences - Responsibility of Homeowners

As also discussed at the AGM, there were differing views regarding the ownership and responsibility of fences between the back of Glenhaven units and Bank Street retail properties, as well as fences between the back of Westvalley units and houses on Traverse Avenue. The Committee has reviewed the issue and will post a separate notice and explanation on the SKL website. In the meantime, please be advised that, notwithstanding repairs that may have been conducted in the past, the Committee has concluded that such fences are **not** located on the common property. As such, it is not permissible to expend co-tenancy funds on repairs to such fences. Per section 2.5 of the *Joint Use Agreement*, such backyard fences, including so-called "perimeter fencing", are considered "shared elements". If you wish to repair or replace your fence, please 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. If you have surveys, legal opinions or other documentation regarding the status of such fencing that may contradict this conclusion, please bring it to the Committee's attention.

Dogs in the Park

Again, there was discussion at the AGM regarding the permissibility of dogs in the park. Per Schedule D of the JUA, pets **MUST** be on a handheld leash when on the common property, including in the park. A sign has been posted at the entrance to the park, clarifying that dogs *must be on a leash*.

For the safety of children, please keep dogs away from the play structure area. Also: Please pick up after your dog!

Vehicle Break-Ins

Some homeowners have reported vehicle break-ins recently. The *modus operandi* of the culprits appears to be to go driveway to driveway and simply check to see if car doors are unlocked. They quickly rifle through the various compartments looking for loose change and other valuables, and then leave the door slightly ajar so as not to attract attention by slamming the door. You are encouraged to use your garage, lock your car, and report break-ins to police.



Visitor Parking Violations

If you are aware of anyone parked in visitor parking in violation of the JUA, please contact the property manager with sufficient particulars (*e.g.* make of car, license plate number and unit address of driver). The Committee has made arrangements with Carleton Parking to have offending vehicles ticketed on a case-by-case basis if necessary.

Park and Picnic Table Use

The Committee has received complaints about late night use of the picnic table in the park. Homeowners, especially ones near the park, are encouraged to call the police if illegal activity, including trespassing, is suspected. Otherwise, the Committee is considering removing the picnic table altogether to discourage late night loitering in the park. However, if you use or otherwise would like to see the picnic table remain, please contact the Committee with your view.

Common Property and Unit Insurance

Effective July 25, 2016, the Committee changed insurance providers to Atrens-Counsel Insurance Brokers, while maintaining comparable coverage. The corresponding reduction in the annual premium of \$3162 plus taxes will be reflected in the budget for 2017, down from the budgeted \$6400 in 2016. Any homeowners wanting for their records an electronic copy of the insurance certificate for the common property can send a request to southkeyslanding@gmail.com. Also, in followup to the notice sent out on November 18, 2015, homeowners are reminded to provide proof of insurance of their own unit to the property manager, pursuant to section 9.4 of the Joint Use Agreement.

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. Also: if you or your tenants mistakenly put garbage on the curb on a Monday that does not include garbage pickup, please return your garbage to your garage. Don't be those people.

Budget Notice and Fees 2017

A notice will be sent to all homeowners in mid-December confirming the monthly common expenses fee for 2017. Please do not send any payments for 2017 to our property manager until after you have received the budget notice.

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 or by email at noreen@pmamanagement.com, send an email to the Secretary-monitored email address at southkeyslanding@gmail.com or check out the SKL website at www.southkeyslanding.com for periodic updates and Committee contact information.

Thank you!

The South Keys Landing Owners' Committee