

FAIRLAWN PARK
Carleton Condominium Corporation No. 288
AUGUST 2011 NEWSLETTER

PATIO DOOR UPDATE - #1

The Board has secured the services of Keller Engineering to assess damages to the defective patio doors. This assessment is a requirement for the next step in our lawsuit.

Patio door inspections will take place over a two-week period. Board members will be going door-to-door to establish an inspection time which will be provided to Keller. Due to the nature of the work, inspections can only be done in daylight hours. If you, as a homeowner, cannot arrange a daytime visit, Board members are volunteering to be responsible to accompany the engineers, with a key for entry entrusted to them by the resident. The Board member will be present for the duration of the inspection. Your key will be returned to you immediately.

The Board requires your cooperation to bring this lawsuit to a successful conclusion.

Since this is such an urgent and essential requirement we hope all residents affected will cooperate; failure to do so will result in the Board having to exercise the legal right to enter the unit (under the Condominium Act) and to charge any expenses incurred to the owner.

PATIO DOOR UPDATE - #2

As you have been notified, there is an outstanding lawsuit pertaining to the patio doors where Thermotech and Laviolette Engineering have been named as the defendants. In the event that you are contacted by one of these companies, you may direct them to contact your property manager, Denis Houle, to answer questions on your behalf.

GENERAL MAINTENANCE

The Board is adopting a new quotation system for contract work, and will be reviewing the present level of ALL services, including those deemed unacceptable or needing improvement.

ASPHALT WORK

Potholes will be repaired shortly. Budget restraints will delay major asphalt work till next year.

VINES

Regretfully, due to damage to brick and patio railings caused by moisture retained by the vines, the Board has made the necessary decision to have a contractor remove the vines this fall.

**GRASS AND TREES AROUND YOUR UNIT NEED A LITTLE TLC TO
BE HEALTHY AND LOOK GOOD!**

Your front lawn and your trees will appreciate some water, given the severe drought we have had this summer; intermittent rainfall has not been sufficient.

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LANDSCAPING PLAN

The Board has decided that over the course of the winter it will develop a 5-year landscaping plan to deal with the increasingly demanding nature of the mature trees and shrubs in the neighborhood. We will also be reviewing tree replacement plans. You are welcome to provide comments and/or suggestions to Denis Houle. Deadline to do so will be Monday, October 31, 2011.

EAVES TROUGH CLEANING AND CHIMNEY CLEANING

You will be notified as to the plans and dates for these activities.

CCC 288 WEBSITE

The website will be ready soon. Keep checking www.ccc288.ca

NEW INTERIM BOARD MEMBER

Please note that **Christine Narraway** has decided to step down from the Board for personal reasons. We **thank her for her many years served on the Board and wish her all the very best. The Board has appointed Blaine Steele as new interim Board member until our next AGM.** The Board welcomes Blaine and looks forward to working with him.

VOLUNTEER GARDENING GROUP

At our last Board meeting, a gardening group was discussed since there are residents who have the knowledge about flowers, etc. and perhaps have an interest in being involved in a very "light" way. One of our own Board members has volunteered to do some bush trimming, helping our budget and improving our complex! Not much till spring, but if you are interested please contact a Board member.

MISCELLANEOUS

The Board welcomes any comments and/or suggestions on any matters related to Esterlawn Private. Please submit them to Denis Houle's attention (see his contact info. below) and he will make sure they are passed on to the Board.

Finally, if you haven't done so, please make sure Denis receives your email address if you would like to receive documents electronically and save some trees.

Your Board members:

Peter Lessard-President, Bibiane Rietveld-Vice-President/Secretary, Mary Surtees-Director, Carolina Ayala-Director, Blaine Steele-Director

Denis Houle, Property Manager, AXIA Property Management Inc., can be reached:

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