

**FAIRLAWN PARK**  
**Carleton Condominium Corporation No. 288**  
**SPRING-SUMMER 2015 NEWSLETTER**

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**THIS NEWSLETTER IS ALSO AVAILABLE ON THE CCC288 WEBSITE**

**SMOKE AND CARBON MONOXIDE DETECTORS**

Home owners recently received a second notice to inspect their smoke detectors, sign and return the notice. Please complete the form and drop it off at the office or email it to Axia. Alternatively, the form can also be brought to the AGM meeting scheduled for May 13<sup>th</sup>.

Owners may not be aware but as of October 2014, all homes must now have a carbon monoxide detector. The following link provides information on this from the Fire Chief Association and the Ontario By-Laws. Please check the condo website for links to various retailers in Ottawa where you can buy them.

<http://ottawa.ca/en/residents/emergency-services/fire-services/get-alarmed-carbon-monoxide-safety>

<http://www.oafc.on.ca/carbon-monoxide>

**AXIA MANAGEMENT NEWS UPDATE**

On December 17, 2014 Axia Property Management was acquired by Condominium Management Group. There are no changes to your services in terms of staffing as CMG has hired all of the property managers and support staff. Axia has moved to the Catherine St. office and the address has been updated on their website. Stacey Sims is still the first point of contact for Condo 288 related matters. See bottom of Newsletter for her contact information.

**PATIO DOOR UPDATE**

The Board has been advised that the mediation date is set for May 7, 2015. The results of the mediation will be made available at the May AGM meeting or sooner on the condo website.

**GENERAL MAINTENANCE**

Current projects for the spring-summer include the second phase of the roofing project which is already underway and is currently in the job showing and bidding stage. Project start date is planned for early summer. This year the annual spring inspection report is to be completed by the home owner (see attached form). We feel this will provide the best information to the board and provide the home owner a better understanding of the common elements that are maintained by the condo. The Home Owner Handbook that was distributed last year provides a detailed chart of owner and common elements and is also available on the condo website.

**LANDSCAPING**

The Landscaping Committee will be providing the board their year two landscaping improvement plan. Owners can look forward to changes and improvements throughout the spring and summer. The board is also discussing the removal of some of the trees in the playground area to open up the space and provide some additional sunlight. The sand in the playground area is in the process of being schedule for cleaning/replacing of the sand. The committee is looking for a few volunteers to assist in spreading mulch.

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**[WWW.CCC288.CA](http://WWW.CCC288.CA) (Updated)**

Owners can view the website for important updates and messages as well as contact information and ongoing projects. We are always looking for ways to improve the communication between the board and home owners. Please feel free to email any suggestions or concerns to the emails listed on the website. Carolina is currently working on updating the website format that will provide the board the ability to quick update the site and provide the most up to date information.

#### **PEST CONTROL**

Garage doors **MUST** be kept closed to keep rodents out of the homes and keep the pest control costs down. A reminder to keep your garbage and recycle bins in the garage as per the condo handbook rules. Recently, there have been sightings of rats in areas where there are birds feeders. The board has taken action on this and has implemented a no bird feeder rule which will be sent out to the owners in the AGM package.

#### **GARBAGE AND PET WASTE**

During this year's early spring walk around by the landscaping committee; they collected a few bags of garbage consisting of flyers, pet waste, cans and bottles. The board is asking that home owners be more attentive to the refuse in their areas and to pick up after their pets. A reminder to all pet owners that leaving your dog's waste in areas where children play exposes kids to parasites such as roundworms, as well as bacterial infections. Dog waste can also transmit diseases to other people's dogs.

#### **WATER USAGE**

Spring a great time to check your toilets and change the washers on any leaking taps. Let's save water!!

<http://www.savingwaterpartnership.org/toilet/>

[http://www.diydoctor.org.uk/projects/dripping\\_tap.htm](http://www.diydoctor.org.uk/projects/dripping_tap.htm)

#### **Your Board members:**

**Peter Lessard**-President/Treasurer, **Dan Weiler**-Secretary, **Carolina Ayala**-Director, **Blaine Steele**-Director, **John Rietveld**-Director. All board members can be contacted by email which is available on the Condo Website.

#### **Denis Houle, Property Manager, can be reached:**

by phone at: **(613) 738-9700 (ext. 127)**, by email: [dhoule@axiamanagement.com](mailto:dhoule@axiamanagement.com) / by fax: (613) 738-0070.

You can also reach his assistant, Stacey Sims, **by phone at 613-738-9700 ext. # 134** or by email: [stacey@axiamanagement.com](mailto:stacey@axiamanagement.com). Website: <http://axiamanagement.com/>