

**FAIRLAWN PARK**  
**Condominium Corporation No. 288**  
**Fall-Winter 2019 NEWSLETTER**

**SEASONAL MAINTENANCE RE**  
**OUTSIDE WATER TAPS AND HOSES/GARAGE DOORS/INTERNAL DOOR WEATHER STRIPPING**

It's important to remember to remove your garden hoses to avoid cracked water pipes. It is the owner's responsibility to maintain the taps, which includes draining and shutting down the water from inside the unit.

Also, replacement of exterior door weather stripping is the owner's responsibility and will improve heating costs.

Finally, it is recommended that you grease your garage door and rods to avoid any problems.

**SNOW REMOVAL CONTRACT**

After a challenging start to the season in dealing with a difficult situation with the initial contractor hired to do the work, the Board was eventually able to come to an agreement with All in One, the same contractor managing the summer grounds work.

The corporation has a contractual responsibility to ensure the contractor has unfettered access to the areas required to do the work, more importantly, access to the designated visitor parking areas. Owners are reminded to pay special attention to the "No Parking" rules during snow removal operations. There will be new signs posted to this effect shortly as well as the distribution of a notice explaining the procedures.

**POOP AND SCOOP**

The board wishes to thank every responsible pet owner in the neighborhood for picking up after their pets. Their thoughtfulness is much appreciated. However, please note that we have recently received reports of pet owners not picking up after their dogs. There is the possibility that these individuals do not reside in the complex. In any case, please report any incidents of pet owners not respecting the rules to Nikki immediately.

**PEST CONTROL**

A reminder that garage doors **MUST** be kept closed to keep rodents and squirrels out of the homes and keep the pest control costs down.

All garbage and recycle bins must also be kept in the garage in order to avoid increased rodent activity.

Bird feeders are not allowed on the property—they attract unwanted rodents and increase the corporation's pest control expenses.

Recent reports indicate the presence of rats in the neighborhood, therefore please help your community avoid a rodent infestation.

**CHANGING AND/OR UPGRADING COMMON ELEMENTS**

A reminder to owners who are planning to upgrade a common element or change their landscaping. You must obtain board approval before proceeding. Please contact Nikki or download the modification form from the condo web site.

**REPAIRS TO COMMON ELEMENTS**

Owners are also reminded that they must contact CMG Condominium Management Group for any repairs to the

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common elements. Please contact Nikki if you are not sure if it's a common element or owner responsibility. In the event a home owner hires their own contractor to repair a common element, the condo corporation is unable to reimburse the owner.

#### **VISITOR PARKING IS FOR VISITORS**

Home owners are reminded to not park their vehicles in visitor parking. Repeat offenders will be towed at the owner's expense. The company monitoring the visitor parking will issue tickets to home owners' vehicles parked in visitor parking, day or night. Exceptions can be made when work is being done on their home by contacting CMG. Home owners are also reminded to be courteous to their neighbors by not parking on the street of the complex. There are signs all around the property indicating designated Fire Lanes. Your vehicle will be ticketed.

#### **GARBAGE CANS AND RECYCLE BINS**

Owners/Tenants are reminded that garbage cans and recycle bins are not to be left in the front of the unit, please store them in your garage. The City of Ottawa has released the garbage pickup schedule for the winter months. For complete details please visit [www.ottawa.ca](http://www.ottawa.ca).

#### **SPEED LIMIT**

We are still seeing too many people driving too fast in the complex. Please respect the 15 miles/hour limit in the complex for **the safety of the children in our neighborhood and also for the safety of everyone else in your Esterlawn community**. We invite you to report speeding issues to Nikki.

#### **GENERAL MAINTENANCE PROJECTS**

##### **Lighting in the complex**

It has come to the Board's attention that some of the lighting fixtures around the complex have reached their life expectancy. We have secured the services of an electrical contractor to assess the fixtures and intend to replace and/or repair the faulty lighting based on the contractor's report and recommendation.

##### **Steps**

Better late than never. Owners will have noticed the contractor on site replacing a total of 10 front steps the last few days. They were ordered in the spring and took way too long to deliver. More steps will be replaced next year as part of the Condo's ongoing general maintenance work plan.

##### **Chimney Cleaning**

Capital Chimney will be onsite to clean the chimneys from the roof to the damper. The work has been scheduled for Thursday, December 12, 2019, from 12 pm to 2 pm, weather permitting. Notice to follow.

Please ensure to close your damper (flue) and fireplace doors to prevent soot and dust from entering your unit.

**\*\*The maintenance and cleaning of the firebox are the owner's responsibility\*\***

After the cleaning is completed, please slowly open the damper and the natural draft of the chimney will draw any soot from the top of the damper out of the chimney.

##### **Eaves trough replacement**

The Board has engaged the services of a contractor to have the following eaves trough replacement work begin early spring 2020. The work will replace the eaves on the fronts of the following units 40-50, 30-38, 52-72, 77-97, 69-75, 14-28.

##### **Fire Hydrant Repairs**

The annual routine inspection of our fire hydrants uncovered a need for the Condo to make some significant repairs to

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one of its fire hydrants. This work is scheduled to begin shortly. It is important to note that since the Condo is considered private property, it is the Condo's (and not the city's) responsibility to have the fire hydrants inspected on a regular basis. Responsibility for any maintenance issue(s) therefore lies with the Condo as well.

**Your Board members:**

**Peter Lessard-President,**

**Bibiane Rietveld – Secretary**

**Catherine Pink – Treasurer**

**Claudia Schwittay – Director**

**Steve Knox, Director**

All board members can be contacted by email via the Condo Web site at [www.ccc288.ca](http://www.ccc288.ca).

**Nikki Monette, Condominium Property Manager, CMG Condominium Management Group**

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**After Hours Emergency CMG 613.762.5704**

**You can also reach her assistant, Sue Ghazarian, by phone at 613-738-9700 ext. # 112 or by email:**

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