

**FAIRLAWN PARK**  
**Condominium Corporation No. 288**  
**Fall-Winter 2021 NEWSLETTER**

**THIS NEWSLETTER IS AVAILABLE ON THE CCC288 WEB SITE**

**COVID-19**

The Board sincerely thanks the residents of Esterlawn Private for their continued efforts in adhering to the Ottawa Public Health guidelines to keep everyone in our community safe.

**SEASONAL MAINTENANCE REMINDERS FOR OWNERS**

**OUTSIDE WATER TAPS AND HOSES/EXTERNAL DOOR WEATHER STRIPPING/GARAGE DOORS**

Please remove your garden hoses from your outside taps to avoid cracked water pipes. It is the owner's responsibility to maintain exterior taps, which includes draining and turning off the water from inside their unit.

Although your exterior doors are common elements, replacement of the weather stripping is an owner responsibility and will improve heating costs.

Lastly, owners are responsible to maintain their garage door by greasing the wheels, springs and cables of their garage door every 3-6 months with the can of grease provided by the contractor when it was replaced.

**SNOW REMOVAL CONTRACT**

The Board just recently awarded a 3-year snow removal contract to All\_in\_One.

A reminder to all owners that 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 during snow cleaning and removal operations. Owners are reminded to take note of the "No Parking" rules during snow removal operations. Additional signs will be posted notifying residents during snow removal operations.

**LANDSCAPING UPDATE**

Members of the Landscaping Committee have been busy this fall, preparing the grounds for next spring and would like to thank everyone for doing their part in respecting the flower beds throughout the complex by avoiding throwing garbage, cigarette butts, etc. in these places.

We are grateful for the work of a small number of dedicated volunteers. We can always use more help. A call to Nikki Monette will put you in touch with the Committee. No experience required!

We also appreciate all the residents who provide positive feedback about our work to maintain and beautify our common areas.

A big thank you also goes out to all the children and their parents who have diligently cleaned up the play area each Monday in anticipation of the contractor's weekly grass cutting crew showing up on Tuesday mornings.

Finally, the Landscape Committee has 2 major plans for 2022 regarding the trees.

We have 27 honey locusts on our property that need major interior pruning. We will complete this work over 2 years starting in 2022 since it is a very expensive job.

The two new trees planned for 2021 will not be planted. There are major problems with the supply chain so our trees never arrived. However, we can look forward to those being planted next spring along with three additional trees—5 new tree replacements in total in 2022:

1. On the Fairlawn side between units 106 and 104
2. At the rear of #30
3. Behind #59 across from the playground to eventually provide shade for that area.
4. On the front lawn of #41
5. On the front lawn of #93

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**POOP AND SCOOP**

The board thanks every responsible pet owner in the neighborhood for picking up after their pets and respecting neighbours' front lawns. Your thoughtfulness is much appreciated.

**REPAIRS AND MODIFICATIONS TO COMMON ELEMENTS**

Considering a repair to a common element or seeking to modify a potential common element? Owners should contact Nikki Monette at CMG if they are not sure whether it's the responsibility of the condo or the owner. Failing to do so may result in the condo corporation being unable to reimburse the owner for the repair (s).

**VISITOR PARKING IS FOR VISITORS**

Homeowners should take note that the company hired to monitor the visitor parking will issue tickets to unregistered vehicles and vehicles identified by the company as repeat offenders. If work is being done on your unit, authorization to park can be provided by contacting Nikki Monette at CMG.

Please be courteous to your neighbors by refraining from parking on the street of the complex and/or in designated Fire Lanes.

**GARBAGE CANS/RECYCLE BINS/PEST CONTROL**

A reminder to all owners and tenants that all garbage and recycle bins must be kept in the garage until garbage day. The City of Ottawa has released the [garbage pickup schedule](#) for the winter months.

**TIP:** It is a good idea to put your unit number on your recycling bins as some have gone astray over the last few months!

In addition, please ensure that your garbage and recycling materials are secured in their respective bins. We have received complaints of some very unsightly personal items coming loose and being left on the ground during garbage/recycling days. If this does happen, please be respectful of your neighbours and clean up your garbage immediately. We all need to do our part to ensure our community stays clean!

Finally, please note that garage doors must be kept fully closed to keep rodents and squirrels out of the homes and keep the pest control costs down. It must be noted that thanks to your efforts on this front, rat/rodent sightings are down dramatically this year.

**SPEED LIMIT**

For the safety of the children in our neighborhood and everyone else in our Esterlawn community, owners and visitors alike are urged to please respect the speed limit signs posted at the entrance to the complex and along the roads in the complex. We invite you to share speeding concerns with condo management.

**FIREWOOD DELIVERIES**

Owners are asked to ensure that firewood deliveries take place on their unit's driveways and not in the back of their units where heavy vehicles may cause damage to the common elements.

**GENERAL MAINTENANCE PROJECTS**

**Chimney Cleaning**

Capital Chimney was on site recently and completed the inspection and cleaning of the chimneys from the roof to the damper.

**Garage Door Replacements**

Correct Door Services has completed the final phase (Phase 3) of the garage door replacements. The Board is pleased to have received very positive feedback from owners on their customer service practices.

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**Replacement of Eavestroughs**

The last phase of the eavestrough replacements for the front of all the units was completed in September 2021.

**Replacement of Retaining Wall**

The replacement of the deteriorating retaining wall along the pathway leading to the Fairlawn Plaza was completed this past summer. The Board is also working with the contractor to have railings installed along the same pathway.

**Safety Lights**

Due to deterioration of some of the lighting around the complex, the large safety lights in the inner courtyard as well as along the side of some units were recently replaced.

**FENCE STAINING**

Oliver's Painting has been asked to complete the staining on owner's behalf and will be doing this work next week (weather permitting). He was going to do it this weekend, but the rain has postponed that.

Your Board members may be contacted by email available on the Condo Web site at [www.ccc288.ca](http://www.ccc288.ca).

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Bibiane Rietveld – Secretary  
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