



CLUB CITADELLE
Residential Condo Living at Its Best!

NEWSLETTER

FALL 2024/WINTER 2025

A MESSAGE FROM YOUR BOARD OF DIRECTORS

The Board of Directors warmly welcomes all new residents and thanks all homeowners and residents who continue to take care of their properties and ensure that Club Citadelle is a great community to live.

Change was in the air this Summer with the resignation of one of our Board members and the election of three new Board members. We would like to thank Jim Sparling and Bert Chase for their contributions over the year and we would like to welcome Bernie Hughes, Sharihan Shetta and Greg Moeller as new members of the board.

We have received enough proxies to approve By-Law No 14. We are now in the process of drawing up the specifications for the new modifications. This by-law will allow the board to approve items such as front door cameras or retractable screen doors which currently are not permitted.

Several repair and replacement projects were completed over the summer to upgrade our infrastructure, preserve the integrity of our property and improve its curb appeal. Projects included painting of 21 buildings including the clubhouse, replacing damaged or rotted siding, installing new eavestroughs and revamping three flower beds around the property.

Subject to the availability of budget funds, projects on our radar for 2025 include the attic insulation, revamping the camera system in the clubhouse and repainting the pool and purchasing new pool furniture. The assessment of the trees is an ongoing project and the trimming of branches from the roof line will be addressed on a case-by-case basis.

In the meantime, the board is working hard and being prudent in preparing a 2025 budget that meets the short and long terms needs of the condo corporation in a challenging inflationary environment. More communication will follow this fall including the condominium fees for 2025.

FALL IS HERE, WINTER AND THE HOLIDAY SEASON ARE COMING!

After a nice busy summer of gardening, at the pool or on the tennis/pickleball courts, we would like to take this opportunity to thank Jean Gilles for all his hard work sprucing up the property. We would also like to inform you and remind you of a few items now that the colder weather is upon us.

SNOW REMOVAL

Many lessons were learned last winter, and several changes are being implemented. Having one contractor responsible for both the walkways and roadways should improve planning and coordination of effort and using snowblowers on the walkways should help minimize landscaping damage. Special efforts will be made to minimize damage to grassed areas. Provisions will also be made in the 2025 budget for some extra costs, let's just hope we don't see record snowfall this winter!

WINTER PARKING

Efficient and timely snow removal requires everyone's cooperation. Please pay special attention to all communications regarding snow removal and move your vehicles in a timely manner after a storm. Snowbirds and winter vacationers must arrange to have their vehicles moved.

The snow removal crews come early to clear the pathways, roadways and parking spaces and return later for further cleanup. As equipment requires two consecutive empty parking spaces to operate, failure to move your car means that not only will your parking space will not be cleared, but that your neighbour's may not as well.

Before parking on the streets, you may want to consult the City of Ottawa on-street parking restrictions using the following link: [HTTPS://OTTAWA.CA/EN/PARKING-ROADS-AND-TRAVEL/PARKING/STREET-PARKING](https://ottawa.ca/en/parking-roads-and-travel/parking/street-parking)

EXTERIOR WATER TAPS

If your unit contains a valve/tap (usually located in the ceiling of your laundry area) which controls water access to the outside tap of your building, the unit occupant is responsible for turning the valve **OFF** as of **November 1st** to prevent this pipe from freezing. However, should we experience a cold spell of 3-4 consecutive nights of below 0 degrees, it would be highly recommended that, since the pipes could freeze, then the tap be winterized at that time. If you need help with this, please contact the Property Manager and assistance will be provided.

CLEANING OF CHIMNEYS

With cold weather coming and the use of the fireplaces, it is the responsibility of the owners to make sure that chimneys are cleaned annually (contingent upon usage). A \$25.00 rebate will be returned to the owner upon providing proof of paid invoice to the property manager. Strata Management has obtained a preferred rate of \$140-\$150+HST with Capital Chimneys. Tel. 613-837-1645 or email: info@capitalchimney.com. Mention that Strata Management is your property management company so that you can benefit from the discount.

FIREWOOD

Firewood must be stacked neatly in the exclusive use yard using some type of rack/support to hold it together. Small quantities of less than 1 face cord can be in a small shed. Firewood is not to be stored on steps, stoops, or balconies. Tarps of any size of colour are also not allowed. Stacks of firewood must be away from the building and walkway to main entrance, must not be resting against the fence or hedges and must be fully utilized by springtime or stored inside a container for the summer season.

USE OF ELECTRICITY FROM BOLLARDS

Electric plugs on the bollards in the parking areas are very convenient to plug your car in for a reasonable period of time. However, cars cannot be plugged 24 hours a day, 7 days a week as the bollards are part of the common elements and the cost electricity consumption is shared among all owners. Please see below for additional information on electric vehicles.

The board is investigating how best to repair a number of bollards that are inoperative. Unfortunately, this could be an expensive project requiring new wiring and ground breaking and may take some time.

HOLIDAY DECORATIONS AND CELEBRATIONS

In preparation for the holiday season, we would like to remind you that decorations must not be installed earlier than 30 days before the holiday event and must be removed no later than 30 days after. No items of a decorative nature may be attached to the brick, metal flashing or soffits.

TAKING CARE OF FIDO OVER THE WINTER MONTHS

Although it may be very tempting on those cold winter days, we would like to remind you that pets should never be left alone in your yard. Crews will not remove snow if there is an accumulation of feces and you will be responsible for any damage to the common elements, including your exclusive use yard.

GARBAGE COLLECTION: NOT TOO EARLY, NOT TOO LATE

We have observed and received numerous complaints that garbage and recycling are put out too early and that containers are picked up too late. We ask for your cooperation to maintain the appearance of our property and avoid unnecessary costs..

The City of Ottawa Solid Waste By-Law 2012-370 states that **all recycling, green bins, and garbage containers be put out after 6:00 pm the evening prior to collection and no later than 7:00 am on the collection day and empty bins and containers must be removed from the collection pad by 10:00 pm on the day of collection** (Wednesday or Thursday when there is a holiday proceeding).

Garbage cans and recycling containers that are not picked up by Friday (or Saturday for the holiday schedule) will now be disposed of immediately to avoid unsightly accumulation by the clubhouse and tennis court. Residents are also encouraged to report instances where garbage or recycling are put out too early to Strata Management.

For more information, refer to our Rules and Regulations, and the City of Ottawa pick-up calendar, delivered by Canada Post in mid-May, or at

<http://ottawa.ca/en/residents/garbage-and-recycling/garbage-collection/collection-calendar>.

ELECTRIC VEHICLES

The board has completed its review and determined that residents can use the bollard in front of their parking space to charge their electric vehicles. Residents must first seek the approval of the board of directors and pay \$50.00 a month for a hybrid vehicle for this service.

An engineer's review revealed that the current electrical grid on the property could not support a voltage increase for the bollard. There is also no plan for the time being to install recharging stations for electric cars at Club Citadelle.

CLUB CITADELLE SOCIALITES

The Club Citadelle Social Committee organizes multiple events at the Clubhouse, off-site and virtual. Your participation is warmly welcomed.

Please email Bonnie La Haye at ClubCitadelleSocialites@gmail.com with your contact information if you wish to be on the distribution list for social events.

GET ANSWERS TO YOUR QUESTIONS / REPAIRS & MODIFICATIONS

Should you have any questions about our unique community, we encourage you to contact the Senior Property Manager, Christine Jade or our Condominium Manager Aaron O'Brien. You can also visit the Clubhouse on Wednesday evenings between 6 p.m. and 8 p.m. to meet the Clubhouse Attendant.

The attendant is responsible for issuing electronic access devices (fobs), renting the party room, and issuing unit modification forms in addition to Repair Request Forms. You must complete a Modification form **before** proceeding with any modifications to your condo or exclusive use yard.

WE WANT TO HEAR FROM YOU

As always, the Board of Directors thank you for your continuous support and welcomes your **constructive comments and suggestions**. Please drop us a note in the mailbox at the Clubhouse or email us at clubcitadellercc9@gmail.com. Please note that emails are answered on a priority basis and emails will be responded to in 24-48 hours please be patient if you do not hear back from Management within this time please send us another follow up email. Emails that are aggressive and Rude will not be responded to.

TENANTS AND LANDLORDS

Owners who are landlords and lease a unit are obliged to inform the Corporation of their current address along with the name and contact telephone number of the tenants occupying their unit in Club Citadelle. **This information must be provided within 30 days of leasing, renewal, or termination of a lease to the Corporation or its agent** (Section 83 of the *Condominium Act*).

Tenants are subject to Club Citadelle's Rules and Regulations. Owners **are obligated to** provide them with a copy. Tenants and owners are also obligated to sign a Statement of Undertaking with RCC 9 that the Rules have been provided and reviewed by the tenant. Contact Strata Management for this Form

Tenants should contact their landlords if they have any concerns or questions.

Club Citadelle (Russell Condo Corporation No 9)

Website : www.clubcitadelle.com

Email: clubcitadellercc9@gmail.com

Strata Management Inc.

Condominium Manager: Aaron O'Brien

Email : aaron@stratamanagementinc.ca

Senior Property Manager : Christine Jade

Email : condo@stratamanagementinc.ca

Office Hours (Monday to Friday, 8:30 am to 4:30 pm)

Telephone: 613-822-0701

After Hour and Weekend Emergencies (e.g. Fire, floods, break-ins)

Telephone 613-979-5489

Board of Directors

Chris Purvis- President (2024-2026)

Bernie Hughes - Vice-President (2024 -2026)

Denys Chamberland- Treasurer (2023-2025)

Sharihan Shetta- Secretary (2024-2026)

Greg Moeller- Director (2024-2025)

