

SOMERSET COURT

COMMUNITY NEWSLETTER



MAY 2021

Your Board of Directors

- President: Sandy Cyr
- Vice-President: Brian Tell
- Secretary: Evan Travers
- Treasurer: Christine Butkovich
- Director at Large: Mikie Hicks

Message from the Board

COMMUNICATION is of vital importance to us and as a Board we have implemented several different mechanisms to ensure that there is a constant flow of information from us to you as residents and owners. These include various email addresses to reach specific groups, the virtual bulletin board, the bulletin board in the garage, and email information notices. Further. We are scheduling a Town Hall meeting on June 10 to discuss the rear podium project and look forward to a productive exchange with all attendees. A separate invitation will follow to all owners

Projects

Rear Podium Deck - EXP, the engineering firm for the project, has sent a letter of intent to Brook Restoration and is also preparing the final contract for the Board to sign. Once all parties have signed, we will be able to communicate start date, next steps and any impact to residents.

Brick Investigation Report - Management will be meeting with Paterson for further consultation regarding an action plan.

Windows - Comfort King has been in to measure all of the second-floor windows as part of Phase 4 of the window project. Windows are anticipated to be installed in early Fall.

Important to remember projects and maintenance are dependent on COVID ZONE PROTOCOLS and REQUIREMENTS.



WHAT'S NEW

MAINTENANCE ACTIVITIES

205 Somerset Intercom System

COVID-19

Restrictions extended to June 2.

GOOD NEWS STORIES

If you have any good news stories that you would like to share with your neighbours such as awards, volunteering, and happy events, please send them along to Christine

Butkovich at:

cmbutkovich@hotmail.com

Maintenance Activities

The Board will monitor issues related to building/unit maintenance of actual or potential common concern. E-mail traffic between residents and Yawar Khan on such issues, always the first line of communication, should copy Sandy as well (cyr_sandy@hotmail.com) for tracking purposes.

- The light in the courtyard bollards that has gone out is scheduled for repair.
- Building 205 Intercom system is still experiencing issues with the video feed. Unfortunately, this is a case of new technology not meshing with our older system. We were lucky to have found this system, despite this issue. Yawar has been in touch with Capello for further review and maintenance.

Welcome to the Building!

Somerset Court would like to welcome our newest neighbours:

Unit 203 - Kelsey Buchmayer & Domenic Ielapi

Unit 508 - Matthew Crocker (tenant)

COVID-19 Update

It was announced that Ottawa remains in the extended stay-at-home restrictions until June 2, 2021

- A safety plan is being created and will be posted.
- Notices regarding self-screening are required to be posted at all entrances
- Indoor and outdoor gatherings are prohibited
- All amenities must close
- Anyone who can work from home must do so

Condominium Specific

- No indoor organized events (AGM's, Owner's Meetings, or Board meetings), all meetings must be virtual.
- Signage installed for contractors and visitors to complete a self-screening questionnaire before working or entering the property.
- MASKS ARE REQUIRED AT ALL TIMES WHEN IN COMMON AREAS - Including the garage when washing your car or meeting with neighbours!
- PLEASE USE THE HAND SANITIZING STATIONS LOCATED AT ALL ENTRANCES

Key Contact Numbers

Your property manager:

Mr. Yawar Khan: ykhan@cimanagement.ca

Service/Maintenance Requests:

service339@cimanagement.ca

For emergency after-hours service, please call:

613-722-1232 and follow the prompts

Virtual Bulletin Board for Residents

A Virtual Bulletin Board has been designed and set up to benefit all residents of Somerset Court. It is to be used for things like buying/selling household items, looking for temporary parking spots, notices of social events/activities, sharing news from our committees and helping residents in need of a drive to appointments or to pick up groceries.

This is a private group so the only way you can get invited is through an Administrator. For now, that's Brian Tell. You must be an owner or occupant to join the group.

To date, there are 9 new members signed up to the virtual bulletin board! For those interested in joining this Facebook Group, please contact Brian at b.tell@icloud.com.

NOTE: This message board is not intended as a tool to communicate with the Board or with the Property Manager. You are to continue to follow all current established communication protocols.

Gardening

Thanks to Metcalf Grasshopper and our gardening committee, the front gardens have been spruced up for the summer. Due to the podium work happening this summer in the rear courtyard, and next summer in the front courtyard, the investment in these areas has been scaled back knowing that plants and trees will be removed and replaced once the work is completed.

Somerset Court Book Club!

The Somerset Court Book Club is looking forward to its next read, *Indians on Vacation* by Thomas King.

This is a tale of one couple's holiday in Europe, where their wanderings through its famous capitals reveal a complicated history, both personal and political. From the first page, King's sardonic and very funny voice leads us to places we never expect to go... European and Indigenous history collide and there's no one better to examine the aftermath. - Toronto Star.

We invite you to read it and join the discussion on June 27 at 11am. Send an email to mtnicholas1@gmail.com if you would like to join the group.

Keys

Reminder to owners all door keys including dead bolt keys must be provided to the Property Manager so that your unit can be accessed in emergency situations.

Reminders

Owners are asked to forward newsletters to their tenants if applicable. Newsletters are posted on the bulletin boards in the garage.

Masks are required in all common areas - garage and stairwells included

Please make use of hand sanitizing stations at all entrances.

Fiscal Year 2021/2022 Budget and Special Assessment

As we reach the end of the Corporation's 2020/2021 fiscal year, the attached 2021/2022 budget package is provided in conjunction with this newsletter for your information. Also included is the condo fee cost schedule per unit for the upcoming year.

Please be reminded that the first of two special assessment payments is due July 1, 2021. The attached list will provide the cost schedule per unit as well as the payment method.

For those owners who pay by pre-authorized payment, the increase in fees will be taken into account as of July 1 and onwards. The special assessment payment will also be taken out of your account that month in a single payment. If you wish for different payment arrangements, please notify management by June 15.

If you have any questions and would like to discuss the budget or the special assessment, please contact the Property Manager.

Bicycles

- Please be reminded that bikes are to be stored in the racks located in the garage or in your storage locker. When taking your bike out for a ride please leave and return via the garage ramp as we would ask that you not use the elevator or exit/enter the building from the main entrances.
- If you no longer have a bike and have spot you are not using please advise the Property Manager so we can have another resident benefit from your space.
- If you would like to donate your unused bike, please advise the Property Manager and your bike will be removed and donated on your behalf.



Owners Town Hall Meeting

The Board is pleased to call a Town Hall Meeting on June 10 from 7:00 - 8:00 pm via Zoom. An invitation and link will follow in a separate message to Owners.

This will be an informal, non-voting meeting lead by the Property Manager. The intent is to discuss the podium project, briefly review the Reserve Fund Study and share what is happening within our community. You will also be invited to ask any related questions in advance of, and during the meeting.