

# SOMERSET COURT

COMMUNITY NEWSLETTER

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October 2021

## Your Board of Directors

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

## Message from the Board

Our small and tight knit community has been hard hit with the passing of several long-time residents. We will miss them and mourn their loss. Please read the "In Memoriam" section for more information on the latest two residents who have passed on.

Concurrently, we have also welcomed several new residents this year. We invite them to join us in making our building a great place to live.

## Projects

**Rear Podium Deck** - We continue to work with our back neighbour and the city of Ottawa to come to an agreement to allow us access to the East Side courtyard. Therefore, it doesn't appear that the work will take place this year since approval of the Right of Entry permit has yet to be granted and that we are heading into the winter season. The rear podium will have to be included with the front podium project next Spring/Summer. We will keep the residents abreast of the project as we have more information to share.

**Windows** - Window installations have started. Comfort King received this year's order on October 20. The windows have been inspected and Comfort King has started reaching out to the affected unit holders to schedule a date and time for the replacement.



### WHAT'S NEW

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MAINTENANCE ACTIVITIES

COVID-19

Loosening of restrictions from now  
until March 2022

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](mailto: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.

- Slush Mats - to be put out early November and cleaned at that time.
- Hallway Carpets - will be scheduled for cleaning in November. Residents will be notified of date once the contract has been put in place.
- Duct Cleaning - Washer/dryer vents in each unit have been scheduled for cleaning on November 20 and 21 from 8:30am to 5:30pm each day. Due to the difficulty in securing and scheduling trades this work will occur over a weekend. More details to follow.
- Air Conditioners - a service checkup for each unit including the replacement of filters will be scheduled for this winter. Once a contract has been put in place, residents will be notified of dates and times.
- Roof Heating Coils - heating coils will be installed over the section of the roof above unit 509 in the 205 building to alleviate the possibility of further issues with water damage that we have seen in the past.

# COVID-19 Update

The province is slowly loosening restrictions. A new proof of vaccination with a QR code is now available along with an app that scans the code to determine vaccination status. Due to this, capacity restrictions will be lifted at many businesses. This will proceed gradually until March 2022 when all restrictions are due to be lifted. More information can be found on the provincial web site: <https://www.ontario.ca/page/reopening-ontario>

## Condominium Specific

- Can now have indoor organized events (AGM's, Owner's Meetings, or Board meetings), but must meet Maximum requirements.
- 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

# Security

A reminder that if you have concerns about individuals loitering on our property, you are to call the police. The NON-EMERGENCY line is 613-236-1222, Ext. 7300 and EMERGENCYS - 911.

## Key Contact Numbers

### Your property management team:

Mr. Yawar Khan: [ykhan@cimanagement.ca](mailto:ykhan@cimanagement.ca)

### Service/Maintenance Requests:

[service339@cimanagement.ca](mailto:service339@cimanagement.ca)

### For emergency after-hours service, please call:

613-722-1232 and follow the prompts

## Virtual Bulletin Board for Residents

A Residents Virtual Bulletin Board has been designed and set up to benefit all residents of 205 & 215 Somerset Street West. It is to be used for things like buying and selling - household items, cars, condos etc. Looking for temporary parking spots. Setting up social events, activities or sharing news from our book club, gardening group or other groups. Helping residents in need for a drive to appts. or groceries. It is setup on Facebook as a private group site. You must be an owner or occupant to join the group.

If you are interested in joining, please contact Brian Tell at [b.tell@icloud.com](mailto:b.tell@icloud.com).

**This site is not intended for communication with the board or the condo management group - you are to continue to follow all current established communication protocols.**

## Annual General Meeting

The next AGM is scheduled for November 25th from 7:00pm to 8:30pm via ZOOM - by now you should have received preliminary information via email and an electronic questionnaire about bicycle use and front podium options. We would appreciate your participation and input in an effort to gather resident feedback and comments on items of concern for the community.

The Board will be filling three positions at the next AGM and is hoping that other Owners would be interested in joining. If you are interested, please contact us through [service339@cimanagement.ca](mailto:service339@cimanagement.ca) for more information.

## Somerset Court Book Club!

No update at this time for the book club if you would like to participate, please send an email to [mtnicholas1@gmail.com](mailto:mtnicholas1@gmail.com) for all the details.

## BBQ

Use of the BBQ will come to an end in the coming weeks and put away for the winter. Access to the BBQ will resume after the work in the rear podium has been completed.

## In Memoriam

After a lengthy illness, David "Dave" Allen passed away on September 2. Our sincere condolences to Joan and her family.

It is also with heavy hearts that we inform you that Michael "Mikie" Hicks, Board colleague and longtime fellow neighbour has passed away. He did not wish to have a service. May he rest in peace.

## Owner Survey

<https://www.surveymonkey.com/r/339PreAGMSurvey>



## 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.