

October 2018 Newsletter

Strathcona Place

The Strathcona Board of Directors and CI Property Management are pleased to give you a few updates:

- The MUA (Make up air) and boiler **transfer to gas** is underway but the completion depends on Enbridge; they should be installing the new meter this week; after that, Ottawa Heating & Plumbing will be in position to bring in the new boiler and proceed with the conversion. This should be finished early November. Meanwhile, regarding **heating**: we ask that you refrain as much as you can to put on heating, (the system is still on A/C mode). If it gets very cold, we will ask Ottawa Heating to do a temporary turnover to heating and we will notify you.
- The new **web based portal** is up and running, available to everyone; we will be working to ensure that it contains Strathcona Place's important documents such as: all our bylaws, declaration, rules, regulations, AGM records and board meetings material, etc. If you need help to get started, please do ask a board member.
- Following the Fire department's reaction to **firewood** being stored in the garage, the Board has decided not to order new firewood (we have no storage outside). But if owners wish to buy and store their own firewood, this is fine as long as the firewood is stored on your balcony.
- Last spring, we had negotiated a good price for 2 **window washings** per year; so expect a washing soon (end of October, early November)
- During the week of October 15th, the painters will start **repainting** the common areas; it may take a few weeks to have the whole building completed. This work will also include new lightbulbs on each floor.
- Luminex will change all common area lighting to more **efficient lights**. This is partly covered by a grant from Ontario Hydro.
- The PIC (**Physical improvement committee**) has been active; they are responsible for the painting, decorative lighting. The next step is landscaping in the front of the building.
- We have terminated the contract with Bridan mechanical and have awarded the contract to Ottawa Heating and Plumbing. This is a consequence of the

work being done with the MUA and a 1 yr guarantee. Once the work is finished, they will inspect the **heat pumps** in each unit.

- Please remember that if **you're going to be away for more than a few days** to let us know and leave a contact name and phone number/email, in case of an emergency.

Have a nice autumn and please do not hesitate to contact any board member or the property manager if you have any concerns.

Your Board of Directors and CIPM , CCC #279

Francine, Louise, Leith, Dann, Ken and Barbara

