


Autumn Newsletter

ccc157.ca

 **A Season of Change and Connection** As the leaves turn and the air grows crisp; we welcome Autumn with open arms. CCC#157 is proud to be home to residents from all walks of life, and this season is a perfect time to celebrate our shared values of safety, respect, and community spirit. Let's make this season warm and welcoming for everyone.

Community Safety & Courtesy

Speed Limits: Slow Down, Stay Safe

Please remember that the speed limit within our complex is **20 km/h**. With children playing and residents walking, it's crucial to drive cautiously.

Parents are also reminded that children under the age of 16 who are riding bicycles, electric scooters or "hoverboards", **must** be wearing helmets and elbow and knee pads.

Parking Regulations: Respect Shared Spaces

Visitor parking is for visitor use only. Unauthorized vehicles may be subject to towing. Residents are reminded to park in designated spots and avoid blocking fire lanes or walkways.

Visitors staying overnight, or between the hours 1 a.m. and 7 a.m., must register vehicle with Carleton Parking Management. Registrations are taken 24 hours a day, 7 days a week.

Call Carleton Parking to register the vehicle(s): **613-720-5021 extension 25**, or register online at <https://www.carletonparking.com>

Shopping Cart Courtesy

We've noticed an increase in shopping carts left on pathways and parking areas. Please return carts to the stores as soon as possible. This small act helps keep our community tidy and accessible for all.

GARBAGE

As we would like to keep our area attractive and discourage rodents, please follow the garbage disposal schedule posted on the signs at the garbage pads. Any units placing garbage at the pads **after** the pickup

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will have the cleanup charged back to their units. Please be aware of the dangers when putting out large appliances. It is necessary to remove any doors to avoid small children or animals from getting trapped inside.

Also, when placing large mirrors or glass please also place it carefully so that the glass does not shatter and the garbage removal persons are not injured. Wrapping them in newspaper or cardboard boxes clearly labelled "BROKEN GLASS" is the safest.

Please ensure your children know that they are not to play with any items placed in the garbage. Any bulky items that need to be put out should be done on the same week as the blue recycle bin. (see attached sheet for more Garbage information)

Autumn Maintenance Updates

- **Yard Trimming/Leaf Collection:** Weekly pickups every Monday.
- **HVAC Checks:** Unit owners and residents should ensure they have proper attic insulation; furnaces are regularly serviced and cleaned and securely shut off all outdoor taps for the winter to prevent water leakage.
- **Common Element Safety:** Remove loose items to prevent wind damage.

HOME IMPROVEMENT FORM (HIF)

Home improvement forms should be submitted to the Board for consideration when you are planning projects that will alter the common elements.

DOGS/CATS

Please be sure to always keep your pets on leashes. Also, everyone must pick up their animals' waste.

[City of Ottawa By-Law rules apply.](#)

Smoke and Carbon Monoxide Detectors

All unit owners are responsible for ensuring their homes meet Ontario Fire Code requirements. Smoke detectors must be installed on every level of your unit (including the basement), and carbon monoxide

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detectors must be located near sleeping areas or in service rooms with furnaces or water heaters. Failure to comply can result in fines starting at \$235 and up to \$250,000, or even jail time. Please make sure your detectors are properly installed, maintained, and in working order. You should also make sure that your air return duct on the living room floor is not blocked as this can also cause problems with poor circulation in the house.

Insurance

Please be aware that the deductible for the condominium is \$10000. You may want to verify with your own insurance provider that you're covered in case of emergency.

Holiday Lights & Decorations

Celebrate with Care As we approach festive months, residents are encouraged to decorate their units with seasonal lights and ornaments. Please ensure:

- Decorations are **limited to the doors and window frames only** and electrical units must be CSA approved.
- Lights are turned off overnight to conserve energy
- Displays are **respectful of all cultures and beliefs**
- Christmas light schedule – lights may be lit from December 1st to January 31st.
- Christmas Trees must be recycled during City pickup weeks.

Stay Connected

We value your voice! Submit ideas and feedback

Board Members:

- ❖ Suzanne Langlois
- ❖ Luc Charest
- ❖ Brenda Larche
- ❖ Lise Parent
- ❖ Michelle Chartrand

Property Manager: Laura Graham, Premiere Property Management Associates

Carleton Condominium Corporation No. 157

2049 Meadowbrook Road, Ottawa ON K1B 4W7 613-236-3902

Email: Reception@PremierePropertyMgt.com for all inquiries or service requests

Our website: ccc157.ca

Please update your emergency contact information

Please complete this form so that we have up-to-date emergency contact information for your unit. This information will only be used in case of emergencies like fire, flood and extreme weather events.

Scan the QR code to fill out the online form for your unit or visit <https://forms.office.com/r/2j8uvhfdFc> in your favourite browser.



Ottawa Garbage & Recycling Update

What you need to know to stay compliant & help reduce waste

Collection Schedules

- **Garbage:** every **two weeks** ([City of Ottawa](#)) / Alternating week collection by Condo contractor
 - **Recycling (black & blue bins):** alternating weeks ([City of Ottawa](#))
 - **Green bin + leaf & yard waste:** collected **every week** ([City of Ottawa](#))
 - Only use compostable paper yard waste bags, a garbage can or cardboard boxes when setting out leaf and yard waste for collection.
 - Ensure containers and bundles are no more than 15 kg (33 lb.) in weight
 - Branches are to be tied in bundles of less than 1.2 m (4 ft.) in length and 60 cm (2 ft.) in width
 - Not sure if an item belongs in your blue bin, black bin, green bin or the garbage? Use the [Waste Explorer](#) to find out how to dispose of thousands of different items.
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Helpful Reminders & Tools

- No limit on how much material can go in **recycling bins** (blue & black) or **green bins**; leaf & yard waste likewise unlimited. ([City of Ottawa](#))
 - Bags/containers must meet the size/weight requirements: up to **140 L** and **15 kg / 33 lbs.** ([City of Ottawa](#))
 - Bulky items count toward the three-item limit and *cannot* be bagged. ([City of Ottawa](#))
 - Use the **Collection Calendar** to confirm your pickup days. ([City of Ottawa](#))
 - Explore the **Waste Explorer** tool to determine disposal options for unusual items. ([City of Ottawa](#))
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Why These Changes Matter

- The landfill (Trail Waste Facility) is filling up fast; about **50%+** of what we currently send to landfill should be diverted via recycling, composting, or reuse. ([City of Ottawa](#))
 - These rules help extend landfill life, reduce environmental impact, and improve waste diversion. ([City of Ottawa](#))
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If you have questions or need more info, visit ottawa.ca/garbage-and-recycling or contact 3-1-1.
