



Premiere Property Management Associates

A Division of 128431 Canada Incorporated

2049 Meadowbrook Road, Gloucester, Ontario K1B 4W7

Tel. (613) 236-3902

reception@premierepropertymgt.com

Fax (613) 230-2371

May 2023

Dear Owners,

This notice was hand-delivered to all residents. This is to serve as a reminder if anyone hasn't tidied up yet. They are onsite today and tomorrow.

Rats have been seen in the area, so we ask that all bird feeders be removed, that all pet droppings be collected daily and that all loose garbage be secured in plastic bins with lids in the rear yard (or indoors). While the site inspection is underway next week, an inspector will be going around between May 10th and 12th to remove unsecured waste, bird seeds and collect droppings in front and rear yards. While they do this, they will also move any bins, furniture, tires, shovels, toys, salt, tools, seasonal decorations, and other items stored at the front or side of your unit, as well as any items outside the fence. The cost for any of this, along with an admin charge, will be a minimum of \$40 billed to your unit per incident (\$75 min for dog waste), so please clean up and put it all away before May 10 to avoid being billed.

Report rat sightings by email. If you have neighbours putting out garbage improperly, let us know so we can speak to them and explain how things work. Also, for any other maintenance requests or condo concerns, email reception@premierepropertymgt.com with your address in the subject line.

REMINDERS:

- ✓ For Garbage/Recycling info, see <https://ottawa.ca/en/garbage-and-recycling/garbage> or get the app on your phone. There are many resources, including a calendar tool with reminders (via text, email, twitter, etc.). Put out large items and furniture for morning pickup when *garbage* is listed on blue box week – May 15, 29; June 12, 26, July 10, 24. Inappropriate dumping is charged to the unit. Garbage should be put in large garbage bags. Sort recycling and green bin waste.

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- ✓ The City of Ottawa App offers many reminders, tools and information for garbage and many other things. Links to the get the app for android and iphone are below. Email and text reminders are also available.
 - https://play.google.com/store/apps/details?id=ca.ottawa.cityofottawa&hl=en_CA&gl=US&pli=1
 - <https://apps.apple.com/ca/app/city-of-ottawa/id1437294102>
- ✓ Front and rear yards should be kept clean and tidy. Store garbage cans/recycle bins neatly and securely in rear yards or in your unit. Tires/car parts cannot be stored outside.
- ✓ Visitors' parking is for visitors only. Residents will be ticketed and even towed. If you see residents parking in visitors, please report their license plates to the email above.
- ✓ Pets cannot be unleashed in Common areas (including cats). Dispose of pet waste promptly and safely, even in backyards. Problem pets can be removed so be a responsible pet owner.
- ✓ Nothing heavy is permitted to be hung or affixed to the fence. Including clotheslines.
- ✓ For safety, children are prohibited from playing in the parking lots. Children can play in the nearby parks, the playground and condo common areas.
- ✓ Vehicles must be roadworthy (plated, no flats, no leaks, etc.). Maintenance on site is not allowed.
- ✓ We ask guests and residents not to litter. It has become a real problem in the parking areas.
- ✓ Fix running toilets and taps. Water is the largest bill in the Condo. Waste can be charged back.
- ✓ Top soil was delivered Friday, May 12th, 2023 by the dead end of the lot between 4326 and 4334 Stella Crescent and at the dead end of the lot by 4540 Dora Crescent. Help yourself. The soil is structural and designed for grading corrections, but the ideal planting soil would be a 1/3 mix of this with 1/3 mushroom peat compost and 1/3 manure.