



**Premiere Property Management Associates**

A Division of 128431 Canada Incorporated

April 12, 2024

**C.C.C.157 Spring Clean Up and Rats April 16 – 19**

The spring site inspection is scheduled to take place next week, an inspector will be going around between April 16th and 19th to remove unsecured waste, bird seeds and collect droppings in front and rear yards. 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 April 16 to avoid being billed.

On Thursday, April 25th between the hours of 9:30 and 2:30 PM, the landscaping contractor will be on-site (weather permitting) to sweep the exterior lots. Please ensure that all vehicles are removed from the parking lots during this time period.

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. – [reception@premierepropertymgt.com](mailto:reception@premierepropertymgt.com)

**Reminders:**

- For Garbage/Recycling info, see (<https://ottawa.ca/recycling>) 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. Inappropriate dumping is charged to the unit. Garbage should be put in large garbage bags. Sort recycling and green bin waste.
- 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.