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Somerset Gardens Spring / Summer Newsletter

Somerset Gardens



Etiquette >>>

Understanding Shared Space

Respecting the rights of your neighbours is part of being a good neighbour

Keep Noise Levels Down

- Noise from your suite can be heard by neighbours
- The same applies to noise made in hallways or while waiting for an elevator
- Keep anything with speakers away from walls that are shared with a neighbouring suite
- When on the balcony try not to be overly boisterous or make noise late into the evening

Be Pet Friendly

- Don't allow your pet to use hallways or gardens as a bathroom.
- When accidents happen, clean them up
- Don't leave a pet home all day without company; excessive barking by your pet can cause costly problems between you and your neighbours



Use Carpets or Rugs on Hardwood Floors

- Walking around in shoes, moving chairs to sit down and other daily actions can become disruptive to neighbours
- Carpets or rugs do an excellent job of preventing these disruptive noises

Garbage Chute Etiquette

- Don't stack garbage or other items on the floor next to a chute.
- Be sure to push items down the chute so that a neighbour does not have to deal with your refuse.
- When items are too large for the chute, take them down to the main trash area for the building
- If you have mistakenly put something into the chute that becomes stuck, be considerate and inform management

West Wall Update

Work on the west wall is finally complete! On Friday May 26 the team at Tangent removed the swing stage and conducted a preliminary clean-up of the rooftop patio. The board has requested a final walk through to ensure our rooftop is returned to pre-construction condition (e.g., that bricks are replaced where needed, that all garbage is cleaned up, etc.). If you have noticed anything on our rooftop patio that requires extra attention as a result of the west wall construction, please email the board at somersetgardens@lvs.com.



Etiquette >>> *Roof Top Usage*

Hours

24/7 but be cognizant of noise levels

Smoking

Smoking is **not** permitted on the roof as this is a fire hazard

Furniture

If you move any of the furniture, return it back to its original spot. Again, we do not have staff to clean the roof so the burden is placed on another owner if anything is displaced

BBQ

The BBQ is purchased from the condo fees and is available for all to use.

Ensure that you clean it after each use (tools and provided) and once it is cooled, return the cover. This helps protect it from the elements and extends its lifespan.

We do not have staff to clean the roof so the burden is placed on another owner.



Pets

Pets are permitted but owners must ensure that they **do not** urinate or defecate on the roof. Accidents do happen so ensure to clean up all feces and wash down areas of urination. There are water faucets available.

Guest Policy / Parties

Absolutely socialize but you cannot reserve the roof top so please be courteous to other residents using the roof top when hosting social events.

Housekeeping

Ensure that you clean up all your trash and use the recycling bins provided.

Gardening >>>

Garden Rejuvenation

What's new?

In an effort to save residents on condo fees, Somerset Gardens is now relying on volunteers for our landscaping. As you might have noticed over the Victoria Day long weekend, this included a complete overhaul of our front gardens.

We are excited to announce that our gardens now exclusively consist of **perennial plants**, meaning no additional planting is required each year! It also means that our garden will be looking green much earlier in the spring.



What happened to the plants there before?

Wherever possible, bushes and plants that were previously in our front gardens were relocated to the elevated garden bed closest to the NE stairs. This includes Royal Burgundy Barberry bushes and Walkers Low Catmint.

Please also ensure that you are not allowing your pet to relieve themselves on our new plants. Replacing plants that die due to dog urine not only requires volunteer time but also costs us all money.

As plants are still new, some patience will be required as they grow and fill in more over the years.

You can see the following plants in our new gardens:



Hostas are in the middle of each garden bed; there are 4 varieties in our gardens:



How can you help?

We are looking for additional volunteers to help maintain our gardens. This includes:

- Spring/Fall cleanup (raking of leaves, cutting back grasses, other pruning as needed)
- Weeding
- Tidying of garden beds/removal of debris
- Occasional watering of planters (gardens do not require watering as we do have an irrigation system)
- Please contact us at somersetgardens@live.com if you would like to volunteer

Bicycle Room Update

Update on bicycle audit and storage

Thank you to all those who completed the Bike Audit form that was distributed in April. We will use this information to assign bicycle parking spots to owners and residents in the ground floor bicycle room and along the P1 south wall. Repair work is ongoing to replace a leaky pipe in the bicycle room and we anticipate assigning spots once repairs are completed.



- We know that building security is important and we continue to take active steps to prevent bike theft.
- In the ground floor bicycle room and storage room, we've implemented new access controls that restrict entry to owners and residents with a valid bicycle assignment or storage locker.
- The doors are also secured with an entry access code.
- These measures will improve our security at Somerset Gardens, but keep in mind that bicycles are parked at owners' risk.
- We encourage you to ask your home or tenant insurance provider about their bicycle coverage offerings.

In the coming weeks we'll work with Capital Systems to set up and share bicycle room entry codes with those who have an assigned spot—stay tuned!



SALE OF CHURCH PARKING SPOTS

The deadline to purchase a parking space on the ground floor (where Indigo is currently located) was on April 29th 2023.

After offering an opportunity to all building owners to purchase a parking space, St. John's will be opening the sale of all remaining parking spaces to the general public.

This means that residents of 138 Somerset St. W. will no longer have access to visitor parking.

If owners are interested in purchasing a parking spot, they may contact St John the Evangelist Anglican Church, 154 Somerset St West.

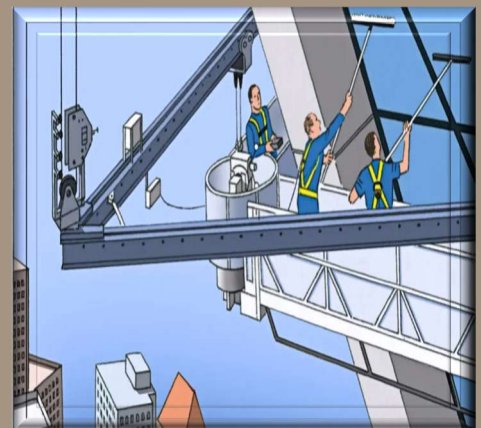
Ottawa, Ontario, K2P 0H8. The price range is between \$45,990-\$54,990.

Window and Garage Cleaning

Window cleaning has been arranged for July 10 - 14 and garage cleaning for August 14th.

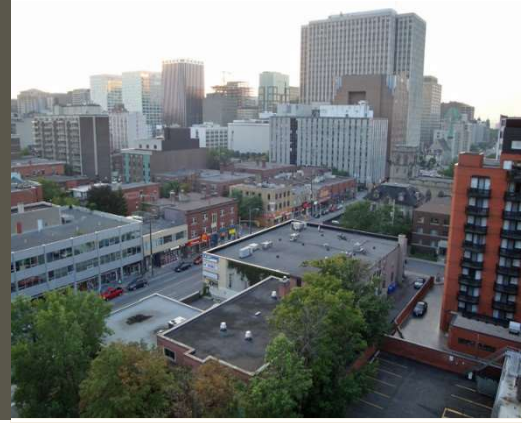
Please ensure that all parking spaces are cleared early in the morning of the August 14th. Reminder that all parking spaces must abide by the building's bylaws (any items other than cars/bicycles are not to be stored in parking spaces).

The delay in the garage cleaning is due to contractor schedule post-covid. If the contractor has a cancellation, we will endeavor to have an earlier date.



final thoughts...

The Condo Board meets regularly to make decisions regarding our building and we welcome all suggestions and concerns of residents. If you have any suggestions, comments or concerns, please feel free to contact us at somersetgardens@live.com



Property Manager

Our Property Manager is your primary point of contact for most inquiries, including unit issues, condo fees, common element maintenance, building security and access, moving, booking the elevator, issues with neighbours etc.

Yaprak Islan

The Condominium Management Group

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Ottawa Ontario K1R 5T4

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**Emergencies after hours for safety
and security issues or property
damages call:**

613-762-5704

Website:

[Welcome \(somersetgardens.ca\)](http://www.welcome.somersetgardens.ca)

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- **President** Melisa Chudobiak
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You can email the board at somersetgardens@live.com