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138 Somerset Street West

Somerset Gardens

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Reserve Fund Update

A Class 3 Reserve Fund Study was recently completed in accordance with the Condo Act (which requires a study to be done every 3 years).

The board has diligently reviewed the draft of the study and has submitted a number of corrections to the firm. We expect an updated study from them shortly.

Once received the board will review the updated reserve fund study and finalize the funding plan. Please expect to see a summary in your inbox in the near future.



Upcoming Projects

With spring upon us, there are a number of large projects that the board are currently receiving quotes for:

- 1) Reflection Ponds – The ponds are in need of repair due to a number of issues (e.g., improper grading, loose stones around the pond, etc.). We also are having issues retaining a company to perform regular maintenance, which is needed to prevent algae growth. The board is exploring all options for repair or replacement to determine the best course of action. A consideration in this is roof replacement, which is scheduled to occur in 2029 in our current Reserve Fund Study.



- 2) Caulking Project – Caulking is installed around all window and door perimeters, exterior penetrations (e.g., vents, lighting fixtures, exhaust boxes), control joints, and at balcony slabs. Our 2020 Reserve Fund Study noted that caulking was in fair to poor condition, but due to COVID-19 the project was delayed. Given the scope of this project Keller Engineering has been retained to manage this project for Somerset Gardens, and they have reached out to four companies to submit a bid. More information will be shared once more concrete timelines are in place.

Upcoming Projects Cont'd

- 3) Front Door – The front entrance doors have required numerous repairs over the past year. The board is examining options for repair or replacement to minimize service calls.
- 4) Front railings – The front railings have rusted in places which the board will look to address this spring/summer.
- 5) Stone work – There are areas in the front where stone work requires attention. The board is looking to address this in the spring/summer.
- 6) Furniture – A number of pieces of furniture in the library and second floor common room are failing after years of use. The board is looking at options for replacement.



Window Cleaning

Exterior window cleaning will be taking place from **May 20 to 23** this year. A reminder to please close your windows during this period and keep screens open or unlocked.

If your window or balcony screen is locked, the cleaners won't be able to properly clean the glass.

Bike Room

Despite the addition of measure to improve bike room security (e.g., new pin-pad, plate blockers) there was a break in on April 21. If you have a bike in the bike room, please remove it and keep in your unit for safety. The board will be looking at additional options to resolve security issues with the bike room.

Property Advice >>>

BBQ: As summer weather approaches, it's a great time to make use of our rooftop barbeque. A reminder to please clean the barbeque when you are done using it, and to replace the cover once the barbeque has had time to cool down. This helps us keep our cleaning, inspection, and maintenance costs low.

Patio Furniture: The roof top patio furniture is now out! Please ensure you close the umbrellas after use and place furniture back if you moved anything around.

Noise: If you are gathering on the roof, please be cognizant of your neighbours and keep noise to a minimum.

Pets: Urination and defecation is not permitted on the roof top.

Smoking: Smoking is prohibited on the rooftop.

Garbage Chutes:

To avoid unpleasant odors and extra service fees, please ensure you do **NOT** dispose of large items, such as the following, in the trash chutes:

- Large boxes (e.g., pizza boxes)
- Flammable items (e.g., cigarettes)
- Protruding objects (e.g., hangers)
- Live plants



These items can get stuck and clog the chute. Please also ensure all garbage is within a bag.

New Property Manager

Our current Property Manager, Yaprak Ilaslan, will be leaving CMG, with her last day being April 30, 2024. Somerset Gardens would like to thank Yaprak for all her hard work in the last year that she was with us!

A new Property Manager has been assigned to us. Chantal Nephin has already started the transition and her first official day will be May 1, 2024. Prior to joining CMG as a Licensed Condominium Manager, Chantal worked as a residential realtor for 18 years.

What's going on across the street?

141 Somerset St W is currently undergoing a project to update their balconies. If all goes well, it is projected to take a few months.

Gardens at Somerset Gardens

Last year the garden committee completely redid our garden beds to include more annual plants. A reminder that it will take a few years for these plants to grow to their full size. The garden committee will continue to monitor and adjust the beds as needed to create as beautiful a garden as possible!

Volunteers Needed

We are always looking for volunteers to help with odds and ends in the building.

If you would like to help, we are creating a call out list. Items would include:

- > Gardening
- > Roof Top Maintenance
- > Parties
- > Furniture
- > Library Maintenance

Please email us at somersetgardens@live.ca if you are interested in helping out



BOARD OF DIRECTORS

Ottawa-Carleton Standard
Condominium Corporation no.795

Melisa Chudobiak
Katrina Sullivan
Daniel Spracklin
Jason Brandt
Susan Ayala

For any issues or concerns, please first contact our property manager

PROPERTY MANAGER

Our property manager is your primary point of contact for inquiries including unit issues, condo fees, common element maintenance, building security and access, moving, issues with neighbours, etc.

Up to April 30, 2024

Yaprak Ilaslan
yilaslan@condogroup.ca

May 1, 2024 onwards

Chantal Nephin
cnephin@condogroup.ca

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(613) 237-9519 ext.305

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