



PETRIE'S LANDING TOWER 2 COMMUNIQUE

DECEMBER 2025 EDITION

UPDATES FROM YOUR BOARD...

TOWN HALL INFORMATION SESSION RECAP

The Town Hall held on October 7th offered owners an opportunity to hear updates, ask questions, and share feedback on a range of topics affecting our community. The board reviewed the process for filling a mid-term vacancy and the upcoming election positions, along with an overview of the 2025–26 budget and the next reserve fund study (scheduled for 2026). Building efficiencies were also discussed, including HVAC servicing and filters, water usage, and possible by-law changes for exclusive-use common elements.

The session highlighted several community initiatives and volunteer opportunities. Updates were also provided on major projects for 2025/26, including pool repairs, hallway lighting, and elevator cab replacements. Questions led to good discussion, and feedback from attendees was very positive — many commented that information was useful and the questions were insightful.

The Board thanks everyone for their participation. We encourage residents to stay engaged and share feedback throughout the year.

UPCOMING ANNUAL GENERAL MEETING (AGM)

The AGM provides owners with an overview of the condominium's financial health through the audited financial statements as well as updates on key projects and issues affecting the corporation and the community. Minutes of past meetings are available on our website.

Save the date: The next AGM will be held online on **Wednesday, January 7**. There will be one position available for election this year. The agenda and formal notices will be provided to owners shortly via email.

If you are unable to attend the AGM, owners may participate through the proxy process, which allows another person to attend and vote on your behalf. Proxies can be used for quorum purposes, to vote on motions or resolutions, and to elect directors. For more information on proxies and the rules under the *Condominium Act, 1998*, visit the Condominium Authority of Ontario (CAO) – [Voting by Proxy](#) page

RESPECTING THE MEETING PROCESS

As we prepare for this year's AGM, it's a good time to revisit how our meetings are run. We follow *Robert's Rules of Order*, a widely used framework that keeps meetings fair, orderly, and productive. Here's what that means for us:

- **Respect the process** – clear steps for motions, debate, and voting.
- **Respect the members** – ensuring everyone has a fair chance to be heard.
- **Good discussions** – staying focused on the issues.

By following these guidelines, we can have constructive discussions and make sound decisions together. The Board and the meeting moderator will work to ensure procedures are explained clearly and applied consistently at the AGM.

A TOUCH OF FESTIVITY

A big thank you to the volunteers involved in keeping our lobby warm and welcoming year-round. The recent addition of holiday décor in the lobby and rooftop lounge has created a festive atmosphere for everyone to enjoy.

If you're interested in getting more involved in our community, we encourage you to consider joining one of Tower II's committees. To learn more, or to express your interest, simply send a note to the Board of Directors.

SEASONAL BALCONY LIGHTS

As a seasonal exception, balcony lights may be installed **December 1 to January 15**. Please use care when putting them up or taking them down. They must be fastened on the inside of your balcony—**do not use screws, anchors, bolts, or any other mechanical fasteners** (plastic zip ties can be used temporarily). Any damage will be the owner's responsibility.

Be considerate of your neighbours: avoid lights that are overly bright or flashing. All lights must be removed promptly after January 15.

Please note: outside of this exception, the condos declaration does not permit anything to be attached, affixed, or hung on any part of the common elements, including the balcony walls and glass panels.

FIRE ALARM INSPECTION NOTICE

Mircom will be conducting the **annual fire alarm system** test between **December 9 and 11**. Access to all suites is required to verify each in-suite device. Watch for an email with the date your suite will be serviced. If you are not at home during the inspection, a security officer will escort the contractor into your suite to complete the testing. This escort is part of the corporation's security protocol to protect residents and their property. Contractors hired by the condominium are not permitted to enter a unit alone when residents are absent.

WELCOMING YOUR GUESTS TO TOWER II

Visitors are granted entry to Tower II by the resident they are visiting. The **electronic directory** at the main entrance connects directly to your existing phone number — residents can use either their cell phone or landline to grant access.

New residents are automatically added to the directory. If your name is missing, contact the Vince Sauvé, Property Manager with your **name, unit number**, and your phone **number** to be added.

How It Works

1. Guests search the directory by **unit number** or **last name**, then press **"Call."**
2. When your phone rings, you can:
 - **Press "9"** or **"6"** to unlock the main door, or
 - **Press "4"** or **hang up** to deny entry.
3. Delivery drivers and service providers follow the same procedure.

Tip: If you forget your fob but have your phone with you, you can still enter through the main entrance. Simply select your unit number from the electronic directory and select "Call" to unlock the main door.

CONDENSATION ON WINDOWS

With winter upon us, you may notice condensation on your windows and sliding doors. Condensation forms when warm, moist air inside meets the cold surface of the glass. A little bit is normal, but if it is pooling on ledges, or freezing the door track—it's a sign that indoor humidity is too high or that air circulation is too low. Left unchecked, this can cause water damage and mould. Here are some steps you can take to reduce condensation:

- **Run exhaust fans** when cooking, bathing, or doing laundry.
- **Keep dryer vents clean**—remove lint from the filter and vent regularly.
- **Minimize indoor plants**, which add moisture to the air.
- **Keep air moving** by adjusting your HVAC fan to "circulate" or by pointing a small fan at the window.
- **Open blinds and curtains** during the day to allow airflow.
- **Consider lowering your thermostat slightly**—warmer air holds more moisture, while cooler air is less humid.

For service or maintenance requests, contact:

Apollo Property Management

Phone: 613-225-7969 | 24h Emergency: 613-239-4805

Email: service@apollomgt.com

For condo information, owners may refer to our website at www.petrieslanding2.ca or contact the Board of Directors by email at ocsc1048board@gmail.com

CONDO LIFE AT OCSCC #1048

REMINDER: ANNUAL HOLIDAY FOOD DRIVE

Organized by Alain & Lise Levert, our annual food drive in support of the Orléans-Cumberland Food Bank takes place this **Thursday, Dec 4**. Please leave non-perishable food items in bags or boxes outside your door for pickup, or drop off grocery gift cards at unit 1208. Thank you for helping bring a little extra joy to others this holiday season!

NEW TO CONDO LIVING?

Have questions about how things work or who to contact? We can help! Book a 30-minute session with a fellow resident through Neighbours Helping Neighbours. We'll guide you — and if we don't know the answer, we'll connect you with someone who does. Contact paulbegin@rogers.com for more information.

DELIVERIES OF LARGE ITEMS

If you're expecting furniture, appliances, or other large items, please book the elevator in advance so the protective padding can be installed. **You are responsible** to ensure your delivery personnel **use Elevator #2** to prevent damage to the walls. You can access the reservation form on our website.

COMMUNITY BILLBOARD

BEYOND THE BRIM

Our community's namesake, Archibald Petrie, once wore the bicorne hat of a Royal Navy purser during the War of 1812. That hat will be on display in *Beyond the Brim: Tales Told Through the Hats We Wore* at **Trinity Gallery, Shenkman Arts Centre**, in winter 2026. The exhibition explores hats and the stories of the people who wore them.

While you're there, be sure to check out the upcoming live performances, workshops and special events—Shenkman is always worth a visit!