



PETRIE'S LANDING TOWER 2 COMMUNIQUE

FEBRUARY 2026 EDITION

UPDATES FROM YOUR BOARD...

ANNUAL GENERAL MEETING RECAP

The online Annual General Meeting held on January 7 was well attended. The board reported on the past year's activities, noting it was a year of progress, planning, and strong community engagement. Christina Reynaert (Secretary) was elected to a two-year term. She previously served six months on the board after being appointed to fill a vacancy last July. She will join Paul Bégin (President) and Karen Kuzak (Treasurer), who each have one year remaining in their current terms.

Draft minutes will be available on the website shortly. Owners were encouraged to contact the board at any time, with questions or comments. The board also extended its thanks to all volunteers—pool closers, gardeners, event organizers, and many others—whose efforts make a meaningful difference and help keep costs manageable.

THE ROLE OF THE BOARD

The Board of Directors oversee everything from our finances and building maintenance to addressing concerns and ensuring that our by-laws are followed. Board members are volunteers. At the heart of their work is a shared commitment to listening to residents and supporting a strong community. The board carries out these responsibilities with the help of our property manager, Vince Sauv , and other professional services when needed.

Curious about serving on the Board? The board continues to focus on succession planning. A healthy rotation of directors and volunteers brings new skills, fresh ideas, and a broader range of perspectives. If you may be interested, you're welcome to attend a board meeting as an observer. It's a helpful way to see how discussions unfold, how decisions are made, and what the role looks like in practice.

To help prepare potential directors, the Condominium Authority of Ontario (CAO) offer free online training that provides clear, practical guidance on topics such as legal responsibilities, financial oversight, and effective communication with owners. Whether you're considering serving or simply want to better understand how a condominium operates, this training is an excellent resource. To learn more, visit the CAO website and look for [Directors Training](#).

WATER CONSUMPTION UPDATE

Water is a shared expense, and the Board continues to closely monitor overall water use. Following a water audit last year that identified increased consumption, management worked with the City to replace the water meter, and the Board met with our irrigation service provider to review and optimize sprinkler use. The Board will meet with them again in the spring when the system is reopened. The Board also reminded owners and residents that toilets and faucets are the most common sources of water leaks and asked that these be monitored for potential water waste. At this time, the spike in water usage appears to have been resolved however water usage still remains a concern. Even small, unnoticed leaks can result in significant water use over time, making water loss easy to miss but costly overall.

A slow, silent leak can waste hundreds of litres of water every day—adding up to thousands of litres over the course of a month. Many leaks go unnoticed because they make no sound. Toilets that run continuously or refill intermittently, as well as dripping faucets, can waste significant amounts of water. A simple test is to add a few drops of food colouring to the toilet tank and wait 15–30 minutes. If colour appears in the bowl, the flapper valve is leaking or the fill valve is faulty.

If you're unsure whether your toilet or faucet is leaking, our *Neighbours Helping Neighbours* team is available to assist. This group of volunteers at Petrie's Landing II can help with everyday tasks and can either show you how to do the check or help you do it. For more information, contact paulbegin@rogers.com.

LINT ALERT !

It's easy to overlook, but lint buildup in your dryer vent is a major fire hazard, according to Ottawa Fire Services. Beyond the lint trap inside your dryer, the exhaust vent also collects lint. These vents are sometimes tucked away in hard-to-reach spots, but regular cleaning helps keep your dryer operating safely and efficiently.



Stay safe, save energy, and keep your dryer running smoothly by cleaning your dryer vent regularly! If you need a hand, contact our friendly *Neighbours Help Neighbours* team.

ELEVATOR CARE TIPS

Please avoid holding the elevator door open, as it can damage the mechanism. With the cab interior replacement coming up, we want to start with good habits to ensure we can keep them looking great for years to come. If you're chatting with someone, simply step out of the elevator to continue the conversation.

If you're expecting a large delivery—furniture, appliances, or anything bulky—remember to book the elevator in advance so the protective padding can be installed. All delivery personnel must use Elevator #2, which is equipped with padding to prevent damage. Residents are responsible for any damage caused during moves or deliveries. Thank you for helping keep our elevators looking their best!

RESERVE FUND STUDY UPDATE

The Reserve Fund is a dedicated savings account set aside for major repairs, replacements, and long-term maintenance. It is managed in accordance with the Condominium Act, with guidance from our property manager, Vince Sauvé. The Reserve Fund is separate from the day-to-day operating budget, which covers items like utilities, cleaning, landscaping, and regular service contracts. A portion of your monthly condo fees goes directly into the Reserve Fund.

Every three years, a full Reserve Fund study is conducted, including a hands-on inspection of the building and an update of the financial plan that supports long-term repair and replacement needs. Our next update is scheduled for June 2026. Once completed, the Board will review the report in detail, considering the recommended maintenance schedule, future repair timelines, and financial projections to ensure the Reserve Fund remains healthy.

IS THERE AN ELECTRIC CAR IN YOUR FUTURE?

Electric vehicles are becoming more popular, and installing a charging plug in your parking unit is possible—but it requires board approval since it involves modifying the condo's common elements. An EV Agreement must also be registered on your unit's title.

If you're interested, start by contacting our property manager, Vince Sauvé, who can guide you through the process and provide you with the application form.

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.com or contact the Board of Directors by email at ocsc1048board@gmail.com

CONDO LIFE AT OCSCC #1048

SNOW IN THE FORECAST?

Our snow contractor will be promptly clearing snow and ice from the roads and sidewalks. Exercise caution until all areas are fully cleared.

SEE SOMETHING, SAY SOMETHING

Our property manager inspects weekly, but things can be missed. If you notice something that needs repair or attention, please let us know. More eyes help keep our building safe and well-maintained!

COMMUNITY BILLBOARD

Family Fishing Day at Petrie Island – February 2026

Mark your calendars! The annual Family Fishing Weekend in Ontario runs Saturday, February 14 to Monday, February 16, 2026. This is part of Ontario's province-wide licence-free fishing weekend, and Petrie Island typically hosts an ice fishing derby. For more information contact the Petrie Island Ice Fishermen's Association (PIIFA) through Facebook.

Winterlude 2026 – Don't Miss It!

Ottawa's Winterlude festival is underway and runs through February 16, 2026. Many activities are free, from stunning ice sculptures to lively outdoor shows. For full schedules and event info, visit the [Winterlude website](#).

WE'RE LISTENING

We're always interested in receiving your suggestions for articles to include in future issues of our newsletter. What topics and information would be of interest to you? We encourage you to share comments and suggestions with the board via [email](#).