



# PETRIE'S LANDING TOWER 2 COMMUNIQUE

APRIL 2026 EDITION

## UPDATES FROM YOUR BOARD...

### ADVOCATING FOR OUR COMMUNITY

The Board continues to address concerns about misuse of our private visitor parking. While regular contact with Carleton Parking patrols has helped, unauthorized parking remains an issue. We are discussing improved signage and enhanced patrolling with Brigil and have also raised concerns with the City of Ottawa regarding the lack of adequate visitor parking for Towers III/IV. The Board will continue following up with Brigil to ensure Tower II's standards are upheld. In addition, we are working with Councillor Matt Luloff and Brigil's representatives from Tower III, to address litter and broken glass left on the roadway after Tower III's garbage pickup. Brigil has been asked to consider moving the staging pad directly onto Tower III property. It is a slow process with many parties involved, but progress is being made. In the meantime, thank you to those who take a moment to pick up a piece of litter—it makes a difference.

### PARKING SPACES AVAILABLE FOR RENT

The condominium corporation currently has **two parking spaces available for rent**: one space with full in/out privileges (regular daily use) and one seasonal/long-term space (no regular in/out access). If you are interested or would like more details, please contact the Board.

### SMALL ACTIONS MAKE A BIG DIFFERENCE

Our elevators work hard every day, and much of the wear they experience comes from small, repeated impacts. As we prepare for the upcoming replacement of the elevator cab interiors, now is a good time to build habits that will help keep them looking their best for years to come. Please be mindful when using grocery carts, dollies, strollers, or bringing in larger items, and take care to avoid bumping the cab walls and doors. Spills should be cleaned up or reported promptly, as debris can affect the door tracks and interior finishes.

### REMINDER: KEEP YOUR CONTACT INFO UP TO DATE

We've welcomed several new residents to the building this past year! If you're new, please make sure your name, email, and phone number have been provided to Apollo so they can be added to the resident list. Owners should also provide updated contact information for new tenants so that Apollo can reach them when necessary. You'll also want to ensure your local phone number is listed in the directory at the front entrance so visitors and deliveries can reach you easily. Keeping information current helps everyone stay connected and makes life a little smoother for all of us!

### RENOVATIONS

As we approach the spring home improvement season, we want to remind everyone about the importance of communicating with Apollo regarding any planned changes to your unit. Whether you are considering flooring upgrades, plumbing adjustments, cabinet installations, electrical work, or other modifications, it is essential to inform Apollo in advance. The condo Declaration and Bylaws outline what changes are permitted within your suite. If you have questions or need guidance, please contact Apollo—they can clarify the process and ensure your renovations comply with the governing documents.

### REMINDER: ROOFTOP LOUNGE ACCESS & ETIQUETTE

The rooftop lounge is open daily from 8:00 AM to 11:00 PM for all residents to enjoy. Residents-only gatherings (no outside guests) may reserve the space at no cost, or simply use it informally if it hasn't been booked—just check the website for the lounge schedule. Private events with outside guests require a paid reservation. When the lounge is reserved, the person who booked it has exclusive use during that time.

If it's not reserved, feel free to drop in for a quiet retreat or to gather with friends and neighbours. You may be sharing the space with others, so please keep noise at a reasonable level to ensure everyone can enjoy it.

## WATER DAMAGE: PREVENTION, RESPONSE & INSURANCE BASICS

Water can quickly damage your unit. Even a small leak can quickly cause serious damage to floors, walls, ceilings, and neighbouring units. **Early action is key.**

In situations involving building-related emergencies, residents must report concerns through the appropriate channel.

Tenants are required to notify their landlord, who remains responsible for addressing issues within the unit and for liaising with the condominium corporation when common elements are involved.

Unit owners should contact Property Management directly.

**If water is leaking from inside your unit** (*examples: sinks, toilets, appliances, or HVAC units*) shut off the water supply, contain the water with towels or buckets, and contact your plumber to resolve the issue.

**If water is coming into your unit** from above, through walls, ceilings, or from an unknown source, it is considered an emergency. Contact Property Management or Apollo 24/7 immediately. Water can spread quickly affecting other units and common elements.

**When in doubt: Call.** Prompt reporting protects your home, common elements and your neighbours' property.

## WATER DAMAGE—WHO PAYS FOR WHAT

You should report any damage to your insurance provider as soon as possible. In general, owners are responsible for their personal property and interior improvements, including flooring, drywall, ceilings, interior doors, cabinets, and wall divisions.

The Corporation is responsible for common elements and structural components. For detailed information about coverage, deductibles, and property boundaries, residents can refer to OCSCC N°. 1048 Bylaws 3 and 4.

## EXTRA PEACE OF MIND: WATER SENSORS

Small, inexpensive water sensors can immediately alert you to moisture and water leaks. These devices are widely available online and at home improvement stores.

When choosing a water sensor, look for features that suit your needs. A WiFi-enabled sensor can send alerts to your smartphone to notify you immediately of water leaks even while you're away.

These sensors are small and easy to place under sinks, near appliances, toilets, sinks or in laundry rooms—anywhere leaks are most likely to occur.

For service or maintenance requests, contact:

Apollo Property Management

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

Email: [service@apollomgt.com](mailto:service@apollomgt.com)

For condo information, owners may refer to our website at

<http://www.petrieslanding2.ca/> or contact the Board of Directors by email at [ocsc1048board@gmail.com](mailto:ocsc1048board@gmail.com)

## CONDO LIFE AT OCSCC #1048

### VISITOR PARKING REMINDER

Visitor parking is **limited to 3** nights within a 7-day period and 10 nights per month. If you are expecting a guest who will be staying longer, please plan ahead and contact Apollo to arrange an extension. The lot is patrolled and vehicles not registered will be ticketed.

### HVAC FILTER PROGRAM

Our condominium offers an HVAC filter initiative, providing manufacturer-recommended filters to residents at cost. Filters are sold in sets of three for \$17 (tax included). Beginning in April, Denise Bennett will coordinate sales on the second Thursday every other month. The next pick-up date is **Thursday, April 9**, between 7:00 and 8:00 p.m. in the Rooftop Lounge.

### COMMUNITY BILLBOARD

#### Spotlight on Legion 632

The Royal Canadian Legion Orléans Branch 632, located nearby at 800 Taylor Creek Drive, hosts a Saturday Breakfast from 8:00 a.m. to 1:00 p.m., along with other fun weekly events such as line dancing, cribbage, karaoke, and paint nights. Enjoy a tasty meal, take part in a fun activity, and you may even run into some of your neighbours!

Visit their [Events Calendar](#) for more information.

#### The Scoop on What's Happening In Orléans

**Orléans Connect** is a weekly, community-driven newsletter that highlights local events, shops and services. You can subscribe to this free weekly newsletter at : [www.oreansconnect.com](http://www.oreansconnect.com)