



# PETRIE'S LANDING TOWER 2 COMMUNIQUE

MAY 2026 EDITION

## UPDATES FROM YOUR BOARD...

### HAVE YOUR SAY: SHAPING THE 2026/27 BUDGET

The Board will begin the next budget planning cycle shortly and invites owners to share ideas, suggestions, and priorities for consideration. The budget includes recurring expenses such as utilities, maintenance and repairs, management and professional fees, insurance, and landscaping, as well as contributions to the reserve fund for major repairs and replacement of common elements. Monthly condo fees support day-to-day operations and the long-term upkeep of the condominium.

Your input helps guide the Board's discussions and planning. The budget is typically finalized by the end of June with the condo's fiscal year running from August 1 to July 31.

### POOL SEASON IS ALMOST HERE

Summer is calling! Our pool and spa reopen Saturday, May 16 with daily hours from 9 a.m. to 9 p.m. Once again, we've contracted H2O Pool Services to keep the water safe and clean. Their team will be on site throughout the season. From 9 a.m. to 5 p.m., a Pool Attendant will monitor water conditions, register bathers, enforce rules, and keep the area tidy. A certified H2O technician carries out weekly equipment inspections.

The pool and rooftop terrace are among the highlights of our condo—often considered our crown jewel. The Board welcomes your feedback on how the space is managed. With a mix of swimmers, loungers, exercisers, and socializers, preferences vary—but we aim to strike a balance that works for everyone.

Ottawa Public Health requires the pool be closed at 9 p.m. Volunteers handle closing each evening, ensuring everyone has exited and the area is secured. Please be mindful of the closing time—wrap up and exit by 9 p.m. so they can finish quickly and enjoy the rest of their evening. Thanks to their support, these extended hours are possible.

### DID YOU KNOW? BEHIND THE SCENES OF POOL OPENING DAY

Long before the first splash, a lot of work happens behind the scenes to get the pool ready. Planning starts in February, with the Board preparing contracts for maintenance, attendants, and the seasonal opening.

After the snow melts, contractors inspect the pool, make repairs, clean tiles, and prepare equipment. The pool and spa are then filled, heated, and safety checks completed before the municipal inspection and city sign-off.

Finally, deck furniture is set up, and our volunteers get ready to assist with nightly closing. It's a team effort that ensures the pool is safe and ready for everyone to enjoy.

### HELP BUILD A BETTER COMMUNITY

Join one of our committees – Volunteering on a committee is a win-win: you help improve our building, get to know your neighbours, and learn more about condo living. Committees provide valuable input to the board, support projects, and strengthen our community by tapping into residents' skills. Visit our website to find out more about the variety of opportunities available. Even a small time commitment can make a big impact. If you are interested in becoming involved, or would like more information, contact Paul Begin at [ocsc1048board@gmail.com](mailto:ocsc1048board@gmail.com).

To all our volunteers, thanks for making our condo community an even better place to live!

## KEEPING OUR GROUNDS PET-FRIENDLY

Our shared green spaces are for everyone to enjoy. Pet owners are reminded to clean up after their dogs, dispose of waste properly, and keep pets on a leash at all times when outside their unit.

To help protect the lawn at the front entrance, please use alternative areas such as the lawn beside the garage or the lawn at the back of the building, accessible by the stairs near the patio. As a reminder, balconies are not suitable places for pets, as noise, safety, and sanitation can become concerns.

We appreciate the care and consideration pet owners show in helping keep our community clean and welcoming for all – thank you!

## BALCONY ETIQUETTE: A QUICK REMINDER

Your balcony is a great place to relax and enjoy the view. Balconies are *exclusive-use common elements*, which means you have the right to use and personalize the space within the guidelines established in the condominium's Declaration. The condominium is responsible for maintaining and repairing these areas.

Patio furniture and plants are welcome. For safety reasons, plants must sit on the balcony floor and nothing may be hung from or attached to the railings. Furniture should be sturdy enough to withstand strong winds. Permanent changes or alterations always require Board approval.

A few important reminders: When watering plants or cleaning the balcony, please take care not to let water or debris fall onto neighbouring balconies or the ground below. Nothing should ever be thrown from a balcony, as this creates hazards. Smoking is not permitted on balconies. Balconies are not suitable places for pets, as noise, safety, and sanitation can become concerns.

**A note about pigeons:** Pigeons begin roosting in sheltered corners early in the spring. The most effective approach is prevention—keeping your balcony tidy and free of clutter will help discourage them from nesting. If you notice pigeons beginning to roost nearby, please let the Board know so it can be addressed promptly. Together, we can help prevent small issues before they become bigger ones. While pigeons can be a nuisance, a reminder that condo bylaws do not permit netting, or deterrents to be installed or affixed to balcony railings.

Finally, please remember that sound travels easily between balconies. Keeping noise at a respectful level helps maintain a pleasant environment for everyone. A little consideration goes a long way in helping everyone enjoy their balcony and their home.

## KITCHEN EXHAUST DAMPER NOISE

Some residents may notice a loud flapping or banging noise coming from their kitchen exhaust vent on windy days. This can be caused by the backdraft damper — a small flap inside the kitchen exhaust duct.

Since exhaust vents serve individual units directly, maintenance and repairs are the responsibility of the unit owner. No action is required, but if the noise is bothersome, a qualified HVAC contractor can access the damper from the exterior exhaust grill and repair or replace it.

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

## CONDO LIFE AT OCSCC #1048

### GET READY FOR BBQ SEASON !

The condo has two BBQ stations available throughout the summer—a gas BBQ on the rooftop and a propane BBQ at ground level in the north corner. Please remember to clean the grill after use and replace the cover once cooled. Stay within the designated dining area on the rooftop terrace and do not bring any glass items outside. A spare propane tank is stored for the ground-level BBQ—please notify the Board when a refill is needed.

### RESIDENT NEWS & NOTICES

To keep our building tidy and organized, we ask that all notices, ads, or community messages of interest to all residents be posted on the Bulletin Board in the mailroom. To submit content, simply email the Board. Notices are displayed for one month and can be renewed upon request.

### DISPOSAL OF LARGE ITEMS

Mattresses, furniture, and oversized objects must not be left in the garbage room. To arrange disposal, submit a request to the Board. The Board will coordinate pick-up with the City.

Normally, pick-ups take place on Fridays. The board will advise you of your assigned date, and you may place your items on the cement platform at the southeast end of the garage ramp between 6:00 p.m. the evening before and no later than 6:00 a.m. on the day of pick-up.

### KAYAK & PADDLEBOARD STORAGE AVAILABLE

A dedicated outdoor rack for kayaks and paddleboards is available on the northwest side of the building. Storage spots are available for \$75 per year. Contact the board to inquire about availability or reserve a spot.