

PETRIE'S LANDING TOWER 2 COMMUNIQUÉ

JUNE 2026 EDITION

UPDATES FROM YOUR BOARD…

YOU ASKED: SECONDARY ACCESS ROAD UPDATE

The Board recently contacted our City Councillor, Matt Luloff, for an update on the secondary access/egress route for the Petrie's Landing community. At present, our community has only one road in and out via Inlet Private. If that access were blocked due to an accident, construction, or another unforeseen event, residents and emergency responders could face delays. For that reason, a secondary route remains an important safety consideration.

The City has advised that, as part of the approved planning documents Brigil will provide an emergency access route. This is currently targeted for completion after the Trim Road LRT station opens. The Board will continue to monitor this matter and share updates as more information becomes available.

CAR WASH BAY – HOSE NOZZLE UPDATE

At the request of residents, the Board has reinstalled a spray nozzle in the car wash bay. It was previously removed due to concerns about water overspray onto nearby vehicles and damage to equipment.

We kindly caution residents to use the nozzle with care and place it down gently when not in use, rather than dropping it on the ground. Please ensure water does not spray onto neighbouring vehicles, and always turn off the water tap before exiting the car wash bay. The Board will continue to monitor its use and any resulting concerns.

SEE SOMETHING? SAY SOMETHING!

Our Property Manager inspects the building regularly, but residents are often the first to notice small issues that need attention. If you see something that doesn't look right, please let us know. Helpful reports from residents have included damage to walls, doors, or other common property, water spills or slippery floors, burnt-out lights in hallways, areas needing extra cleaning attention, safety concerns or anything unusual.

We would much rather hear from you too often than not at all. Your observations help keep our building safe, clean, and well-maintained for everyone. Send a quick email to the Board or submit a Service Request Form through our website.

CELEBRATING OUR VOLUNTEERS! EVERYONE'S INVITED!!

Everyone is invited to join us for our annual **Pizza Meet & Greet** on **Saturday June 13** (*rain date June 14*) as we celebrate the many residents who volunteer their time to help make our community a great place to live. Throughout the year, volunteers contribute in countless ways—helping with gardens, shared spaces, social events, resident communications, pool closing, bicycle room organization, rooftop lounge bookings, and many other important tasks behind the scenes. Please come out, enjoy some pizza, meet your neighbours, and help us thank the volunteers who do so much for our community. Kindly RSVP by Friday, June 5 to: liseparent@icloud.com.

This and other community events are organized by the Social Committee, whose efforts help make our community a warmer, more connected place to live. Through seasonal celebrations, special events, and fun activities, they create opportunities for residents to come together and get to know one another. Even better, many of these events are funded through proceeds collected from returned bottles and cans—turning recyclables into community spirit.

Save the Date – 2026 Events

Mark your calendars for the following fun Tower II events being organized by the Social Committee this year: our **Canada Day Celebration** on July 1, the always popular **Fall BBQ** on August 27, and our festive **Holiday Season Gathering** on November 26.

A QUICK REMINDER ABOUT PARKING SPACE RENTALS

For security and safety reasons, vehicles in the garage are monitored to ensure that only residents' vehicles are parked there. Section 5 of the Declaration (Use and Disposition of Parking Spaces) outlines how parking is to be managed and controlled. Parking spaces are owned by unit owners and are for Tower II residents only.

If you are renting—or considering renting out—your parking space, please keep the following guidelines in mind:

- Parking spaces may only be rented to someone who lives in the building (an owner or resident).
- The rental agreement must end when that person no longer resides in the building.
- Owners remain responsible for their parking space, even when it is rented. If issues arise, both the owner and resident may be held responsible.

It is a good idea to have a written agreement when renting your parking space. Please also consider advising the Board or Property Management of the arrangement and providing a copy of the agreement for their records.

WEBSITE UPDATE: WE'RE LIVE!

The refreshed Petrie's Landing Tower II website is live! Most of the content has been updated with a few sections—like FAQs and forms—still being fine-tuned. Visit www.petrieslanding2.ca to see what's new. We're working toward making our site fully bilingual and are looking for volunteers to help with this short-term translation project. If you're able to assist, please contact the board—we'd greatly appreciate your support!

While you're browsing the site, if you notice anything that doesn't look quite right or work as expected, please let us know.

KEEP CALM AND RENOVATE RESPONSIBLY

Owners must obtain approval before starting any renovations or making changes to their unit or exclusive-use areas, including their balcony. Unauthorized work may be required to be removed or restored. Before proceeding, please contact property management who can provide a summary of the requirements. For more information, please also visit the Building Guide (Maintenance Responsibilities) on our website.

A reminder that work is only permitted Monday to Friday, between 9:00 AM and 4:00 PM. In cases where noise or disruption is minimal, such as painting and finishing, extended working hours may be considered. Owner/contractors are responsible for the off-site disposal of all materials.

Please be mindful when scheduling work—noise travels easily, and considerate timing helps maintain a comfortable environment for all residents. Owners/contractors are required to provide notice of construction-related noise to neighbouring units.

Lastly, we remind all residents to kindly coordinate the use of elevator padding for deliveries, demolition materials, and the movement of large equipment. While we aim to avoid having padding in place longer than necessary, we appreciate the need to balance this with protecting the elevator cab interiors, and there are occasions when the padding may need to remain in place for several consecutive days. We want to keep the elevator looking its best and are happy to arrange installation and removal as needed.

For service or maintenance requests, contact:
Apollo Property Management
Phone: 613-225-7969 I 24h Emergency: 613-239-4805
Email: service@acicm.com

For condo information, refer to our website at www.petrieslanding2.ca, or contact the Board of Directors by email at ocscc1048board@gmail.com

CONDO LIFE AT OCSCC #1048

FRESH SEASON, FRESH FILTER

The start of summer is a good time to swap out your HVAC filter. After working hard all winter, your filter may be clogged with dust and debris. A clean filter improves air quality and keeps the unit running efficiently. Denise Bennett coordinates sales on the second Thursday of every other month. Filters are sold in sets of three for $17, tax included. The next pick-up date will be **Thursday, June 11**, **between 7:00 and 8:00 p.m**. in the Rooftop Lounge.

STAY CONNECTED

We hope you find the updates and information we share through our community newsletter helpful. Please keep in mind the newsletter does not replace formal condominium communications. Important notices and official updates continue to be sent by email, so when those messages arrive in your inbox, please take a moment to read them to keep informed.

PEDAL POWER NEEDS PARKING SPACE TOO!

Our bike rooms are the perfect place to keep your bikes safe and out of the way—especially since bikes aren't allowed on balconies or in elevators. Cycling is a healthy eco-friendly way to get around, and we love seeing so many residents embracing it! That said, our bike rooms are nearing full capacity. If you have a bike tucked away that you're not riding anymore, consider selling it, donating it, or passing it on to someone who'll give it a spin. Lastly, if you no longer need access to the bike room, don't forget to return the key to the Board.

COMMUNITY BILLBOARD

Petrie Island Canoe Club : The Petrie Island Canoe Club offer a range of programs for all ages and skill levels. It's a great way to get out on the water and try something new. To learn more or get involved, visit www.petriecanoe.ca or email info@petriecanoe.ca

Kawatha Dairy Ice Cream : We welcome a sweet new addition to Orleans. Kawartha Dairy is now open on St. Joseph Boulevard!