

PETRIE'S LANDING TOWER 2 COMMUNIQUÉ

AUGUST 2026 EDITION

UPDATES FROM YOUR BOARD…

ELEVATOR CAB REVITALIZATION – NOTICE OF WORK

Over the past year, the Board has reviewed options to address deterioration of the elevator wall panels and interior finishes. The information session held in February was well received, and residents' questions were addressed. This project includes replacing the existing wall panels with a more durable system while reusing the current ceiling and handrails and the stainless steel control panel. Floor tiles will be replaced, and the ground floor elevator doors and frames will be refinished with a more scratch-resistant stainless steel finish. This will be funded through the Reserve Fund.

Work is scheduled to begin in mid-September. Every effort will be made to complete the project as efficiently as possible. One elevator will remain in operation at all times while the other is being refurbished. It is anticipated that both elevator cabs will be completed within approximately two to three weeks of the start date, subject to any unforeseen delays.

Please note: Move-ins and move-outs cannot be accommodated during this period. Residents planning a move are asked to schedule accordingly.

We appreciate everyone's cooperation during this project and in helping to keep the refreshed interiors in excellent condition for years to come.

CARBON MONOXIDE ALARM REQUIREMENT UPDATE

Recent updates to the Ontario Fire Code (OFC) require expanded carbon monoxide (CO) alarm protection in residential buildings.

Carbon monoxide protection is required throughout Tower II due to the underground parking garage and the building's fuel-burning boiler system. As required by OFC, CO alarms are installed in all required common element areas, as well as units located directly above the parking garage and units immediately below the boiler room.

Owners of units on floors 2 through 15 are reminded that the purchase, installation, testing, and maintenance of in-suite CO alarms is their responsibility. Alarms must be installed adjacent to the sleeping area(s) within the unit. CO alarms are available from retailers such as Canadian Tire and Home Depot. When purchasing an alarm, choose one that is certified to CSA 6.19 or UL 2034 standards. A model with a sealed 10-year battery and an end-of-life indicator is recommended, as it requires less maintenance and provides a reminder when it is time to replace the alarm. Always install and maintain the alarm in accordance with the manufacturer's instructions.

COMMITTEE REPORTS

Although summer got off to a slow start, our gardens have responded well and the property is looking greener every week. Our landscaping contractor, Worry Free, has been busy with routine lawn and garden maintenance, as well as several planned improvements. At the front entrance, winter-damaged plantings were replaced with decorative river rock. On the east side, dead trees in the raised garden will be replaced in the fall with native shrubs better suited to the site. We will also be transitioning to a single variety of hosta, accented with ornamental grasses and colourful annuals will be added in the spring for added seasonal interest. We have also been working with Worry Free to fine-tune our watering practices to find the right balance between too little and too much.

Our resident volunteers on the Landscape Committee continue to make a real difference in the appearance of our grounds. Throughout the season, they help care for the gardens and occasionally organize volunteer days for anyone who enjoys spending time outdoors. If you would like to get involved or learn more about the committee, please contact the Board.

YOU'RE INVITED! TOWER II ANNUAL SUMMER BBQ

All Tower II residents are warmly invited to join us for an afternoon of great food, live music, and good company as we celebrate the end of summer on **Thursday, August 27**. Enjoy burgers, music, and dancing with *Just Us*, Tower II's favourite local band. The band generously performs free of charge and accepts donations in support of the Miracle League of Ottawa.

Bring a lawn chair and your favourite beverage, and come spend time with your neighbours. We hope to see you there!

SORTING MADE SIMPLE: USING THE TRI-SORTER

The garbage chute on each floor makes it easy to dispose of both household waste and recyclables. Once you have selected your disposal option, the blinking amber light indicates the chute is moving to the correct bin in the garbage room below. Once it's in position, the amber light will stay on—at that point, you can open the intake door and place your items inside.

After about 20 seconds, the system automatically returns to the default setting. If you have several items to dispose of, you may need to make your selection more than once.

UNDERSTANDING THE INDICATOR LIGHTS

- **AMBER (IN USE):** The chute is currently being used on another floor—please wait a moment.
- **GREEN (READY):** The system is available and ready for use.
- **RED (MAINTENANCE):** The system is temporarily out of service.

CHOOSING THE RIGHT OPTION

- **GARBAGE (WHITE):** For household waste destined for landfill. This is the system default setting.
- **PAPER (BLUE):** For newspapers, flyers, and other paper products.
- **CONTAINERS (YELLOW):** For glass, plastic containers, cartons, and metal

Oversized Items & Boxes: To prevent blockages and keep the system running smoothly, please ensure all items fit easily through the intake door. Oversized items or cardboard boxes placed in the chute can obstruct the system, which is costly to repair and inconvenient for all residents. Please flatten all cardboard and take any large or bulky items to the Garbage Room on P1 to dispose of in the appropriate bins.

Lastly, don't forget to bag kitty litter securely before using the garbage chute—loose litter causes mess and creates extra work for our staff. Thank you!

WHAT YOU NEED TO KNOW BEFORE HIRING A CONTRACTOR

Before hiring anyone to work in your suite (painting, plumbing, electrical, appliance repairs, or other work), please ensure they meet the condo's requirements. All contractors **must be licensed and carry contractor liability insurance and WSIB Certification**. Electrical and plumbing work must be completed by qualified, licensed professionals. These requirements are in place to reduce risks of injury, damage, and liability for residents and the condo.

Questions? Please contact Property Management for a full set of General Conditions for work to be carried to be out by owner-hired contractors in your unit.

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, owners may 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

A FRIENDLY REMINDER: PLEASE DON'T FEED WILDLIFE

Chipmunks, squirrels, and birds are fun to watch, but feeding wildlife anywhere on condominium property is not permitted. It attracts larger numbers of animals and encourages nuisance behaviour. Nature provides a healthy buffet that's perfectly suited to their diet.

HVAC FILTER REMINDER

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).

Denise Bennett coordinates sales of filters on the second Thursday of every other month. The next pick-up date will be **Thursday, August 13**, **from 7:00 and 8:00 p.m**. in the Rooftop Lounge.

DID YOU KNOW?

Our community events are supported in part through the Bottle Return program. We're looking for volunteers to help return the bottles for deposit. If you can occasionally lend a hand, please contact the board.

COMMUNITY EVENTS

Bridge or Chess, Anyone?

Ihsan Kayili is exploring interest in starting a friendly resident **Bridge Group** or **Chess Group** at Tower II. It would be a casual way to meet neighbours, enjoy some games, and spend time together in the Rooftop Lounge.

Whether you're an experienced player or simply curious to join, everyone is welcome. Please contact **Ihsan** by text at 613-408-1750 or by email at ihsankayili@yahoo.ca

Do You Love Classic Cars?

A local weekly gathering of classic cars takes place at the Ray Friel/Metro parking lot (1675 Tenth Line Rd) every Thursday from 5:30 pm to dusk. A chance to admire vintage rides and chat with owners.