

PETRIE'S LANDING TOWER 2 COMMUNIQUÉ

OCTOBER 2026 EDITION

UPDATES FROM YOUR BOARD…

SEPTEMBER TOWNHALL RECAP

Thank you to everyone who joined our in-person Town Hall Information Session! The Board shared updates on what's been happening, what's coming up, and some of the planning underway for the year ahead. It was also a great opportunity for owners to ask questions and share ideas, and we appreciated the thoughtful discussion. The Board will be following up on several suggestions and ideas raised during the evening.

FALL HVAC SERVICING PLAN

While the HVAC heating and cooling maintenance and repairs are the responsibility of each owner, the Board recognizes the value of regular servicing and budgets for this service on a two-year cycle. In-suite HVAC units are an integral part of the building's central heating and cooling system, and keeping individual units operating efficiently helps support the overall efficiency of the central system.

The next preventive servicing, which includes inspection, maintenance and cleaning, will take place in November. Please note that the maintenance package does not include any repairs. Once the schedule is confirmed, a notice will be provided in advance with details.

Access to all units will be required without exception, so please plan accordingly.

E-BIKE AND E-SCOOTER BATTERY SAFETY

Ottawa Fire Services has recently highlighted the fire risks associated with lithium-ion batteries used in e-bikes and e-scooters. Lithium-ion batteries generally operate safely and reliably, but failures can occur, particularly when batteries have been damaged, modified or are of poor quality. Low cost or counterfeit batteries may lack important safety features and can cause serious, rapidly developing fires.

Battery condition and certification are important fire-safety considerations for our building. The Board is working with Ottawa Fire Services to review e-battery fire-safety prevention measures specific to our building. As an important reminder, e-bikes and e-scooters stored in the building must use certified batteries (such as UL-certified products). Please check your equipment to ensure it meets the appropriate safety standards and that the battery is in good condition.

Ensure Safe Battery Charging: Always follow manufacturer's instructions for charging and storage. Charge batteries away from combustible materials and away from fire escape routes. Do not leave batteries charging unattended for extended periods. Dispose of damaged, swollen, or wet batteries.

COMMITTEE REPORTS

Pool Closing Committee

A heartfelt thank you to all the volunteers who took on the responsibility of closing the pool each night this summer. Your help made a real difference while also providing a significant cost saving for the condominium**!** Thanks to you, we were also able to extend the pool season through September, with weekday water testing and closing handled by volunteers after Labour Day. If the weather cooperates, we may even be able to enjoy another week or two of pool time in October. We'll keep you posted!

Newsletter Committee

The Newsletter Committee works closely with the Board of Directors to keep you in the loop on activities, improvements, directives and more. Starting this month, the newsletter will move to our winter schedule and be published every two months. Look for the next issue in December. We'll return to a monthly schedule in the spring. The Board will continue to share important updates through our usual channels, including email, the website a posted notices.

We're always happy to hear your ideas! Send suggestions for future articles or topics to the Board.

A QUICK BALCONY CHECK-UP

With cooler weather on the way, it's time to give your balcony a little seasonal tidy-up. Please **remove all balcony carpets in the fall**. Outdoor carpets hold moisture against the concrete, which can contribute to damage over time.

Only outdoor, water-resistant carpets are permitted on balconies, and they must be removed for the winter season. For full details, view the Balcony Floor Coverings Rule in the Governing Documents section of our website.

While you're outside, take a few minutes to cover or store your patio furniture, bring potted plants indoors, and secure or remove any loose items that could be blown around by strong winds. If using tarps, make sure they are secured tightly with no gaps underneath—pigeons are attracted to dark, sheltered spaces and can sneak underneath to build their nest.

KEEPING THE CAR WASH BAY SAFE

Please take extra care when walking through the car wash bay when the floor is wet. Water, soap and cleaning products can make the floor slippery, creating a risk of slips and falls. If you are washing your vehicle, don't forget to rinse the floor when you are finished and use the squeegee to push any remaining water toward the drain.

KNOW YOUR RESPONSIBILITY: IN-SUITE COMMON ELEMENTS

A recent Rule clarifies the responsibility of owners for certain in-suite common elements. Although these items are technically common elements, they are **used exclusively by the individual unit** and are therefore the owner's responsibility for maintenance, repair and replacement. This rule ensures that these costs are fairly allocated and that repairs are carried out consistently with the building's standards.

The Rule applies to specific components of **entry doors, window hardware, patio and screen door hardware**. For example, an owner is responsible for the lock, handle and hinges on their entry door. Similarly, certain hardware and components of windows and patio doors are the owner's responsibility.

There is an important distinction, however: **owners should not arrange for repairs or replacement of these components themselves.** When one of these items requires attention, notify Property Management and they will arrange for the repair or replacement – the cost is charged back to the owner**.** This allows the condo to ensure that the work meets the building's standard and maintains a consistent appearance.

The general rule is: before repairing, replacing, painting or modifying anything that may be a common element, please check with Property Management first. For full details, please view the rule (Owner Responsibility for Specific In-Suite Common Elements) available in the Governing documents section of our website.

YOU ASKED: WHAT ABOUT PAINTING MY FRONT DOOR?

The entry door is an exclusive-use common element, and painting the door is not included among the specific components transferred to the owner under the new Rule.

If your door needs a cosmetic touch-up or you would like it repainted before the condo's planned maintenance, please contact Property Management to arrange for the door to be assessed. The cost of this work would be charged back to the owner.

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

MUNICIPAL ELECTION: ADVANCE VOTING AT TOWER II

Save the date – The City of Ottawa will offer advance voting for the upcoming municipal election exclusively for residents of 200 Inlet Private on October 16, 2026, from 10:00 AM to 8:00 PM in the Rooftop Lounge.

BBQ SEASON ENDING SOON

Please note that the ground level BBQ will be cleaned, closed and stored before the snow flies. The rooftop BBQ will close when the pool closes for the season. We look forward to firing them up again next spring!

QUICK REMINDER: VISITOR PARKING RESERVED FOR VISITORS

Outdoor parking at Tower II is reserved exclusively for our visitors. Residents are not permitted to park in the outdoor visitor parking area.

All license plates are monitored by the parking patrol and resident's plates are blocked from being registered. Parking your vehicle in visitor parking puts you at risk of being ticketed.

DID YOU KNOW?

Short-term rentals are not permitted in our condo. Our Tenancy Rule prohibits short-term leasing, including airbnb, rooming, lodging, and time-sharing arrangements.

All leases must be for a minimum of one year. For complete details, view the Tenancy Rule in the Governing Documents section of our website.

KNOW YOUR DEFIBRILLATOR LOCATIONS

Knowing where an AED is located can save valuable time in an emergency**.** The condo has two 'automated external defibrillators', or AED units that can be used in the event of cardiac emergency. One is located in the ground floor lobby beside the Mailroom and the other is on the Rooftop floor.