



the east market - phase three

WINTER 2012 Newsletter

Dear Owners and Residents,

Winter has finally made it to Ottawa and - for those of us who haven't flown south with the birds - there are a couple of options: get out there and embrace what Ottawa has to offer in the winter, or hunker down and wait for spring. Either way, we wish all owners and residents in EM3 a prosperous and happy 2012.

As usual, at the end of 2011 the Annual General Meeting of OCSCC 735 (our condominium association) took place. As a Board, we were pleased that we were able to get a quorum and open the meeting shortly after the scheduled start time of 7.00 pm. We hope that this is an indication of the active interest of our owners. The main parts of the meeting were the Auditor's report and the President's report followed by an election for one board member. It is with great pleasure that we announce that Mario Gasperetti was re-elected unopposed for another three year position on the Board. Mario wishes to thank attendees and those who voted by proxy for their support, and looks forward to continue to work with the other members of the Board on various files.

The auditor reported that the accounts are satisfactory and it was pointed out that we are in compliance with new accounting rules for Condominium Associations, including the adequate funding of the Reserve Fund. A later presentation of the 2011/12 budget clarified a number of points raised in discussion of the auditor's report and it was noted that although we are facing increased utility fees, this year we have kept the increase in fees to just over the rate of inflation. The President's report included highlights of the past year, including completion of the performance audit. Preliminary results of the recent survey were given and advance notification of the replacement of the carpets in the common areas was given. Notice will be given once dates are confirmed.

A short presentation was also made by the - highly active - Sustainability Committee. Last year, members of the Committee got us involved with the green-bin pilot project and have plans to look at other aspects of our energy and resource use in the coming year. Saloni Negi of the Social Committee reminded everyone of the upcoming Christmas Party and the on-going movie nights. The Board would like to repeat their appreciation of the work of these committees in helping to make EM3 a great place to live.

The meeting was adjourned at 9.14 pm and we would like to thank everyone for their attendance and participation.

Sincerely,

The Board of Directors, OCSCC 735



*** Water Efficiency***

We have had a significant increase in charges for water in 2011. Some of this was due to increases in charges, but we have noticed an increase in the amount of water being used in the building as well. Val Roca continues to monitor this and although some increase may have been due to a problem with irrigation on the terrace [has now been fixed], there have been a number of people noticing that their toilet cisterns have been leaking into the bowl through the flapper valve.

A leaking toilet might not seem very serious, but Nam from the Sustainability Committee worked out that his old valve was leaking up to 144 litres a day! In a building with nearly 200 units, it doesn't take too many leaking valves to make serious impact on our bills. We would like to encourage all residents to check that their valves are in working order. Although changing a flapper valve isn't too complicated, we would suggest you consult a plumber if you are not sure. Have a look at other water using appliances as well to make sure there are in working order - we all pay for the water we use so let's not waste it!

It is also worth reminding everyone at this point to have your HVAC system serviced as this is the time of year that the heating side of things gets plenty of action! Regular maintenance is inexpensive and will prevent any major issues from occurring as well as making sure it is working properly keeping you warm this winter.

Good Neighbours

Although it may just be a seasonal issue, we have recently had a few complaints over noise in EM3. Residents are reminded that in a building such as ours noise from adjoining units and the corridors can be quite disturbing. Please note that all residents - and their visitors - are bound by the Ottawa Noise Bylaw (2004-253) stating that one must not disturb the peace and comfort of others between 11 pm and 7 am on weekdays, between 11 pm and 9 am on Saturdays, and between 12 am and 12 pm on Sundays.

Infractions should be reported to the City of Ottawa by calling 311 (and reported to Val Roca), but it just takes a bit of consideration for your neighbours to prevent these problems. Some noise is unavoidable, but once it gets late turn it down a notch or two and when saying goodbye at the end of the evening, please ask your guests to consider others as they wait for the elevators.



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*** Christmas Party ***

The Social Committee tried something different this year and had the Christmas Party on a Thursday evening instead of at the weekend. With so many parties in the lead up to the Holidays it isn't easy to fit everything in, but it seemed to be success with around 40 people making it to the party room on the 15th of December. No room in the newsletter for photos, but it seemed like a good time was had by all. Raffle prizes were donated by Val Roca and JR Ello and we raised over \$130 which we will use to support other social events during the year ahead.

*** Green-bin Update ***

As one of the first high-rise buildings in the city to join the green-bin program, we have been keeping a close eye on how the system is working. It looks like we are doing pretty well in terms of utilising the bins for organic waste and the cleaners have not noticed any problems with the smell. We would like to remind residents that no plastic should be placed in the green-bin as this could result in the whole binful being rejected by the collectors!

There is a new poster being distributed by the City covering all types of garbage collection (organic and recyclable as well as general garbage) which has been put up in the building. Please take a moment or two to look at this and dispose of your garbage in the correct bin. It doesn't take a big effort to do this and we can all do our bit to keep City taxes down.

*** Movie Nights ***

The Social Committee have scheduled another eclectic mix of movies over the next couple of months, including potential Oscar winner "Moneyball" with Brad Pitt, hard-hitting Canadian drama "Incendies" and a modern classic "The Verdict" with Paul Newman. Full listings are posted on the notice board and announcements are made on the website forum so keep an eye open. Movies are shown on a big screen in the party room, come on down and enjoy these free events.

The Social Committee is always interested in movie ideas, if you have a favourite movie, one you missed or just something you would like to see, send Hild an email at hild@rygnestad.net and we will see what we can do. It is getting harder to rent DVD's these days, but we are hoping to be able to show movies rented on iTunes as well.

*** Stay Safety-Conscious***

Please help your neighbours create a safe living space:

- **Show Your FOB** when you follow someone else through any of our entrances. Ask people who do not have a FOB to kindly use the entry-phone to gain access to our building.
- **One Click One Car:** Use your own garage door opener to enter our garages. Please do not let strangers in and, when exiting or entering the garage, please ensure that the door closes before leaving the area.
- When exiting common areas including storage rooms, please ensure that doors close securely.
- When leaving your unit, please ensure that all windows and doors are locked and secure. Ensure that valuables are not visible through the windows/patio door.

Please report suspicious and/or illegal activities

Do not hesitate to call the police

The Ottawa Police have reported a high number of break-ins both in cars and homes in Ottawa recently. Most of these are opportunistic crimes that can be avoided by taking care about locking cars and units and – in our case – being vigilant with regard to building access.

*** Who's Who? ***

Board of Directors

Mario Gasperetti –President

Paul Kariouk – Vice-President

Rob Potter – Secretary/Treasurer

The Board can be contacted by email at:

phase3board@theeastmarket.ca

Val Roca Management

Simon Proulx – Property Manager

Caroline Proulx – Property Manager (backup for Simon Proulx)

Val Roca can be contacted by email for all common element concerns at: info@valroca.com or telephone: 613-744-1199

