



THE 542 NEWS FLASH

www.ccc542.com

December 2025

Post Annual General Meeting Summary

The virtual Annual General Meeting was held on Monday, September 29, 2025.

Forty-one (41) units were represented: twenty-two (22) units joined virtually and nineteen (19) represented by proxy.

Builders and realtors often promote condominiums as “worry-free living.” In reality, someone must take responsibility for managing the property. That’s where your Board of Directors steps in. We are elected owners who oversee operations, finances, and the future of the Corporation, supported by the expertise of our licensed Property Manager.

We are fortunate that over the years, many owners have volunteered to serve on the Board, ensuring the property remains well-maintained. This cumulative effort over 30+ years benefits all of us.

General Information

The Corporation includes 60 units:

- 53 resident owners
- 7 non-resident owners

The prior year's AGM was held on September 26, 2024.

During the prior year, the Board convened eight directors' meetings.

Focus Areas for the Property

Annual Inspection – May 20, 2025

- Conducted by the Property Manager, contractor, and Board members.
- Repairs identified: parging, patio stones, window wells, caulking, vent covers.
- Preventative maintenance reduces long-term costs.
- Budget 2025–2026: \$48,000 allocated for inspection repairs.

Insurance Costs

- Corporation policy covers buildings and common elements.
- Industry-wide increases in claims have reduced insurer availability.
- Deductible increased in 2022 from \$10,000 to \$25,000 per claim.
- Owners/tenants must insure interiors and contents.
- Reminder: clogged dryer vents were noted—please keep vents clean to reduce fire risk.

Trees & Landscaping

- Arborist reviews conducted annually since 2021 with Davey Tree.
- Some trees trimmed or removed; not all will be replaced due to maturity of surrounding growth.
- Fall 2024: new shrubs planted (burning bush, silver leaf dogwood, lilacs).
- Thanks to owners who watered during the hot summer, saving costs on trucked water.
- Budget 2025–2026: \$25,000 for landscaping and tree maintenance.

Siding & Window Cleaning

- Completed for all units at a cost of ~\$10,000.
- Water access challenges resolved with volunteer support.
- Not scheduled as an annual service.

Eavestrough Cleaning

- Completed after leaves had fallen, with repairs as needed.

Bell Fibre Network

- Fibre cables buried to each unit in 2023; coils remain above ground for future connection.
- Owners should contact Bell directly if service issues arise.

Snow Removal Overages

- Contract includes charges for snowfall exceeding 254 cm.
- Overages occurred in past winters but were covered by operating funds—no special assessment required.

Front Doors

- Reserve fund study projects replacement in 2027.
- Service life: 40 years (1991–2031).
- Estimated cost: \$3,000–\$3,500 per unit.

Contacting the Property Manager

When emailing or writing to the Property Manager, please include:

- Corporation Number: CCC542
- Your unit address in the subject line

This ensures timely and accurate responses.

Corporation Website

The Corporation maintains an official website at www.ccc542.com. Owners and residents are encouraged to consult the site regularly for helpful information, including:

- Contact details for our Property Manager
- Copies of past newsletters and notices
- Various forms for owners and residents
- The Resident's Handbook
- The Renovation Guide

Important Notes

- Privacy: No personal information or unit-specific details will ever be posted.
- Financial Information: On professional advice, financial documents such as Corporation budgets and financial statements will not be published on the website.

The website is intended as a convenient resource for general information and community updates, while respecting confidentiality and security.

The Board of Directors and the Property Manager join in wishing all owners and residents a happy and safe holiday season, a Merry Christmas and a Happy New Year.

BOARD MEMBERS

President: Anne Marie Nevins

Vice-President: David Dupont

Treasurer/Secretary: Ken Robinson

Member-at-Large: Francine Jessome

Member-at-Large: John Osborne

PROPERTY MANAGER

Christine Rausch

CMG Condominium Management Group

434 Queen Street, Ottawa ON, K1R 7V7

613-237-9519 Ext. 109

After Hours Emergency CMG 613-762-5704

For urgent matters only, i.e. water leak, fire etc.