

Dear Co-owners,

As the vibrant colours of fall surround us, we're reminded that the winter season is just around the corner.

This is a perfect time to take care of our outdoor spaces, especially our precious fibreglass balconies, to preserve their beauty and longevity. In this edition, we're sharing valuable insights on how to best prepare - and repair - your balcony before the winter chill.

But that's not all! Autumn ushers in an important event in the life of our condominium: the Annual General Meeting (AGM). It's a moment for us to unite, engage in meaningful discussions, and collectively shape the destiny of our community. Stay tuned for forthcoming communications about the AGM, including its date and location.

Thank you for your participation in our community. Together, we can craft a welcoming and sustainable environment for all to enjoy.

Your BoD

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With Danielle Belec's contribution for communications.

Join us on



BALCONY MAINTENANCE: An Ounce of Prevention...

Inspecting, cleaning, and repairing our fibreglass balconies are essential steps to prolonging their life, maintaining their aesthetics, and avoiding costly repairs in the future. Here are a few tips for caring for your balcony:

1. PREVENTIVE CLEANING:

Before winter arrives, take the time to thoroughly clean your balcony. Remove leaves, dirt, and any other accumulated debris. If necessary, clean the surface with a soapy solution to remove encrusted dirt.

2. CHECK FOR WATERPROOFING:

Water infiltration can cause significant damage, such as rotting the plywood under the fibreglass layer. Inspect it periodically for signs of damage, cracks or wear. Cracks are often found near railing posts or along seams.

(See how to repair cracks in your balcony's fibreglass on page 2.)

3. WINTER PROTECTION:

When temperatures drop, be careful not to leave objects or plants that may freeze on the balcony. Frost can damage the fibreglass surface.

4. SNOW REMOVAL:

To prevent a layer of ice from forming and damaging the fibreglass, don't let snow accumulate on your balcony. Avoid using metal scrapers, which can scratch and damage the surface.

A few minutes of our time and a few dollars spent today could prevent major damage and potentially considerable expense in the future. Or as our mothers used to say: *"An ounce of prevention is worth a pound of cure."*

Did You Know?

Your balcony and windows fall under the category of restricted-use common areas. Each co-owner who has the exclusive rights to these common areas are responsible for keeping them clean and in good working order. The co-owner is also liable for any damage caused to these areas, whether due to lack of maintenance or other causes. In the event that maintenance and repairs are neglected, the condominium association may step in to perform these tasks, but at the expense of the co-owner in question.

Reference: Declaration of Co-ownership, Articles 12.3 et 112.

A DIY GUIDE For Repairing Cracks in Your Balcony's Fibreglass

- 1. Clean and Dry:** Begin by thoroughly cleaning the affected area using a mixture of soap and water. Ensure that the surface is entirely dry before moving on.
- 2. Seal with Marine-Grade Silicone:** For a professional-grade fix, experts recommend using **marine-grade silicone**. This specialized material is ideal for repairing fibreglass balconies and is readily available at hardware stores for a nominal cost. Simply apply the silicone as indicated on the product label.

If you'd rather not undertake these repairs on your own, our building manager (GIO) can provide assistance for a fee. For more information contact GIO at 819-777-7755 ext. 220, or by email: info@gioinc.ca.

BALCONIES: OTHER DAMAGES AND MAJOR REPAIRS

For any damage requiring major repairs, e.g., the balcony plywood is rotting, please let us know at ca.central.425@gmail.com and contact the building manager as soon as possible to make arrangements for appropriate repairs.

Tips and Reminders

Messes – Accidents do happen. If you happen to make a mess in a common area (main entrance, hallway, stairwell), clean it up immediately. Your neighbours will thank you.

Furniture Delivery – When receiving deliveries through the garage, promptly close the garage door after the delivery, both for safety reasons and to keep animals out.

Tips for keeping carpets clean – In winter, the garage floor is particularly damp and dirty. If you need to use the shopping cart, avoid taking it to your car. Instead, pull up to the elevator entrance and transfer your items to the cart.

Work in Progress

Water infiltration on the 4th floor – We're pleased to report that we've located the source of the water infiltration on the 4th floor. A plumber recently repaired the faulty pipe, and repairs to the ceiling will be completed shortly.

Water damage in the garage – Ceiling repairs caused by a water leak originating in a ground floor apartment are underway.

Let's *Welcome* our new Building Manager!

Gestion Immobilière de l'Outaouais (GIO)

info@gioinc.ca - 819-777-7755 Ext. 220

Hours of Operation

Monday to Friday from 9 a.m. to 12 (noon)
Monday to Thursday from 1 p.m. to 4:30 p.m.

Our designated Manager is:

Charles Danis (Ext. 252), cdanis@gioinc.ca

Emergencies 24/7 - 819-777-7755 (Ext. 5)

