

CC

Cornwallis  
Condominiums

# NEWSLETTER

---

## Community Connections



### BOARD BUZZ: KEEPING YOU IN THE LOOP!

#### CONNECTIONS AND COMMUNITY

To keep everyone in the loop, we've created a newsletter to make sure all condo owners and renters stay informed about what's happening in our community. We're also collecting email addresses so we can send out an electronic version. Get ready to receive this informative newsletter six times a year, packed with the latest updates and important news you won't want to miss!



Your Board is excited to work with you to ensure that we make the most of living in our beautiful and peaceful community. We welcome your ideas & feedback. You can send your feedback to the following email address:  
**[alyssablais@gmail.com](mailto:alyssablais@gmail.com)**



### CONNECTIONS AND COMMUNITY CONT'D.

Our goal is to create an environment where everyone's well-being is the top priority. For example, our committee discussed where to put "SLOW DOWN" signs to remind everyone to drive safely and responsibly in our community. These & other initiatives are part of our ongoing commitment to improving our condo community.

A big thank you to all committee members for their valuable contributions and dedication to making our community an even better place to call home. Together, we can build a stronger, more connected, and supportive environment for all.

#### Annual General Meeting

We are excited to announce that our next Annual General Meeting (AGM) is scheduled for Saturday, October 14, 2023, at 2 PM. In case you missed the last general meeting held in May, it was an engaging and informative event! Your input is important in shaping our condo community's life & the future. We encourage all residents to attend. The meeting will take place at Felker Hall, and we will provide more details and the agenda closer to the date. Mark your calendars and join us!



[manager@cornwalliscondos.com](mailto:manager@cornwalliscondos.com)



PO Box 174, Clementsport, Nova Scotia B0S 1E0



### PAWSITIVE PET PRACTICES

## PROMOTING CLEANLINESS AND COMMUNITY HARMONY

---



We have a pet policy to create a clean and pleasant environment for everyone and their adorable furry companions. We kindly ask that people take immediate responsibility to pick up after pets! Please dispose of your poop bags in your household garbage. Let's keep our common areas pristine and enjoyable for everyone.

To ensure the safety and happiness of all pets and residents, we kindly ask that pets in the common areas are either carried or kept on a leash. Thank you very much for ensuring that our four-legged friends & two-legged residents can enjoy a peaceful coexistence in our community.

---

### HOME INSURANCE REMINDER

According to Section 17 of our Condo Corporation's Policies and Procedures, it is mandatory for all owners to provide proof of insurance to the Corporation office. We kindly request that you submit this documentation, specifically for the current year, at your earliest convenience. To ensure a smooth process, we encourage you to include the proof of insurance along with your condo fee cheques when submitting them. If you haven't already done so, please take a moment to fulfill this requirement promptly.

**Thank you for your attention to this matter!**

 [manager@cornwalliscondos.com](mailto:manager@cornwalliscondos.com)

 PO Box 174, Clementsport, Nova Scotia B0S 1E0

### GARBAGE BINS

We kindly request your cooperation in following the guidelines outlined below:

We've heard from people that additional common element areas are being used to store garbage bins.

**To clarify:** Each condo unit has its own exclusive common element area assigned to it. Please note that the immediate area adjacent to the path and outside your fence is the official place for your garbage bin! This specific area provides ample space immediately outside your fence! Thank you very much for your cooperation to create a neighbourly atmosphere in our community.

### Wild Animals & Garbage – Beware!

Important safety issue! Though you may not see them, there are many wild animals living in the woods surrounding our property! PLEASE do not place your garbage outside the night before garbage pickup. We certainly don't want bears and wildcats attracted to garbage that is not in bins, especially at night!

#### Watch for Children Playing!

We are excited to see more families with children joining our community. To ensure their safety, the board decided to take action and talked to our councilor and warden, Alex Morrison, who then approached the county on our behalf.

We asked them to install a special sign at the corner of South Broadway and Harbourview to remind everyone to watch out for children playing. We're happy to share that thanks to Alex's hard work, the county has agreed to install the sign soon. This is great news for everyone!

 [manager@cornwalliscondos.com](mailto:manager@cornwalliscondos.com)

 PO Box 174, Clementsport, Nova Scotia B0S 1E0





### **MAINTENANCE AND REPAIR NEWS**

## **SHEDS, FENCES AND RETAINING WALL**

---

We just completed the contract for the sheds and fences. We are almost there with our much-awaited retaining wall replacement. These & other upcoming projects are essential for the improvement and overall aesthetics of our community.

**We hope to schedule the retaining wall replacement in August - stay tuned!**

We appreciate your patience and understanding as we navigate through the necessary procedures to ensure a smooth and successful implementation. We will keep you updated and provide more details as soon as they become available.

---

### **SUSTAINABILITY AND GREEN LIVING**

*Board Members Stay Ahead with CCI Nova Scotia!*

Our Board Members recently took part in an online seminar organized by CCI Nova Scotia Branch (Canadian Condominium Institute Nova Scotia Branch). The seminar focused on the newly introduced rebate program by Efficiency Nova Scotia for EV (electric vehicle) charging stations.

Our Board Members had the opportunity to learn from industry experts, electrical engineers, and representatives from Nova Scotia Power. They gained valuable insights into the rebate program and benefits of installing EV charging stations in our condominium community.

 [manager@cornwalliscondos.com](mailto:manager@cornwalliscondos.com)

 PO Box 174, Clementsport, Nova Scotia B0S 1E0

### FIRE SAFETY AND SECURITY

## STAYING FIRE SAFE IN A CONDO COMMUNITY

Living in a condo community means we need to be extremely mindful of fire safety. Here are two important tips to keep you and your neighbours safe:

**Install Smoke Alarms:** Smoke alarms are absolutely essential. Make sure your condo unit has smoke alarms that work properly. Regularly test them to ensure they're functioning and replace batteries as needed. We recommend at least one smoke detector on each floor of your unit.

**Communicate with Your Neighbours:** It's important to have open communication with your neighbours about fire safety. Encourage everyone to be informed and come up with a plan in case of emergencies or fire incidents.

## Open flame fires are completely banned.

As we know, in an instant an uncontrollable fire can devastate all our homes. Let's please watch out for one another. Please immediately report anything suspicious to our Manager or any Board Member. Thank you.

## Let's stay safe together!

 [manager@cornwalliscondos.com](mailto:manager@cornwalliscondos.com)

 PO Box 174, Clementsport, Nova Scotia B0S 1E0



## LOCAL NEWS AND RESOURCES

### SPLASHING SOON: BASIN AQUATIC CENTRE POOL!!

---

The Basin Aquatics Association has been hard at work alongside the owners of the building to get the swimming pool safely up and running!

\$25,000 of requested funding toward operations was recently granted by Annapolis County. More municipal funding is required in future to keep membership fees affordable. We all look forward to this health & wellness community asset!

Please note: The pool facility is a joint public/private partnership. Basin Aquatics Association is responsible for applying for funding & the day-to-day operations of the pool facility.



---

**WE ARE GETTING CLOSER AND CLOSER  
EVERY DAY TO OPENING!**

**Membership application forms are available at Neptune's Fork for a hard copy, and the forms will also be available to submit online in the future.**

STAY TUNED for more information & announcements about a free "open swim" date coming up!

 [manager@cornwalliscondos.com](mailto:manager@cornwalliscondos.com)

 PO Box 174, Clementsport, Nova Scotia B0S 1E0

### LET'S BEAUTIFY TOGETHER!

Here are some exciting updates:

**Flower Bed Cleanup:** We've rolled up our sleeves and tidied up the flower beds around the property. The colourful blooms and well-maintained flower beds are beautiful thanks to the hard work of members of this committee. Thank you!

**Grub Treatment Success:** We have successfully completed the grub treatment to protect our lush green lawns. We plan to seed and lay new grass in the fall.

**Tree Removal for Safety:** We have identified some trees on South Broadway that may pose a risk of foundation damage. As a proactive measure, we will have these trees removed.

**Sign Design Progress:** The design process for our new community sign is underway. We want it to be a true representation of our unique community. Stay tuned for more updates as we bring this project to life!

**Spin Flags and Sign Placement:** In our efforts to visualize the ideal placement of the sign, the committee has temporarily placed two little spin flags on the left-hand side of the hill leading up to the condos. We value your input and would love to hear your thoughts on this location.

#### Landscape Committee

Hello everyone! We hope you're enjoying the beauty of our community. The Landscape Committee has been hard at work enhancing our property and creating a vibrant environment for all residents to enjoy. We welcome your ideas and concerns related to landscaping. You can send your feedback to the following email address:

**[jennshaki@gmail.com](mailto:jennshaki@gmail.com)**

 [manager@cornwalliscondos.com](mailto:manager@cornwalliscondos.com)

 PO Box 174, Clementsport, Nova Scotia B0S 1E0