
SUNSET LAKES DEVELOPMENTS

6598 Pebble Trail Way
Greely, Ontario
K4P 0B6
Tel: (613)860-1100
Fax: (613)821-7997
sunsetlakes@rogers.com

July 2008

Property Owners

RE: RETURN OF SECURITY DEPOSIT

Upon the closing of your new property, you may have noticed that a security deposit of \$2,000.00 was collected as per Paragraph 15 of Schedule "C" of the Agreement of Purchase and Sale. This deposit is collected and held until the completion of the installation of the culvert and all grading works.

According to City of Ottawa staff, the following procedure applies to return of deposits. An Inspector from the City of Ottawa conducts regular tours (spring, summer and fall) of new subdivisions and takes note of properties where culvert and grading requirements have been completed to the satisfaction of the City by-law according to the City. Property owners are also required to purchase and submit a Private Approach Permit to the City of Ottawa.

At the end of each month, the City Inspector will compile a list of property owners who have met all the requirements with regard to the culvert and grading process and forward it to our office. Immediately upon notification of release we prepare the cheques for distribution.

We realize that many of you wait a long time prior to receiving your refund cheque and are frustrated by the process. On numerous occasions we have requested that the City of Ottawa deal directly with homeowners for collection and return of deposits, but no change has been made to date.

In closing, I would like to thank you for your patience. We will continue to promptly return your deposit to you upon notification by the City. Should you wish to inquire about the status of your return of security deposit, please contact Terry McDonald at the City of Ottawa, 613-580-2424 ext. 43301.

Sincerely,

Daniel J. Anderson, President
Sunset Lakes Developments