



Welcome to the colours and cool, crisp air of the autumn season in Sunset Lakes from the Sunset Lakes Owners Association (SLOA) Board ([sloa@rogers.com](mailto:sloa@rogers.com)). We are your neighbours: next door, down the street and around the corner. We volunteer our time to manage the common areas and amenities that are enjoyed by all residents in Sunset Lakes. Steve Baumann looks after the pool and grass cutting, Claudia Buttera looks after common area gardens and provides scientific insight for the lakes, Dan Weslake is responsible for SLOA communications (SLOA email account, newsletters, etc...) and also looks after design review, Rima Markunas welcomes new residents and also participates in design review, Terry Lister is our treasurer, Dennis Thomasson looks after lakes management, Rob Vastag and Sandi Bonini represent the Amenities Replacement and Enhancement Committee (AREC) and Rob also looks after the tennis courts while Sandi also participates in design review. This Newsletter is a joint effort. Thank you to all the residents who volunteer in various ways. This is what makes Sunset Lakes not just a neighbourhood, but a community.

We want to thank Debbie Ng who was our community events coordinator until she moved to the west coast this summer.

The success of the SLOA is built on the efforts of volunteers. We are always on the lookout for residents to volunteer to participate on the board or on a committee. Please send an email to [sloa@rogers.com](mailto:sloa@rogers.com) to express your interest.

## **SLOA communication is now paperless**

Last year, the board phased out the paper newsletter and moved toward an all electronic format for all SLOA communications. Although exceptions may be made; i. e. on a case-by-case basis; all correspondence, including the SLOA annual fee payment invoices and subsequent reminders, will be executed via e-mail ONLY.

Consequently, it is very important, if you haven't already done so, that you send an active e-mail address to [sloa@rogers.com](mailto:sloa@rogers.com). Similarly, if you have recently changed your e-mail address, please let the board know. And finally, if you know of a neighbour who is not receiving electronic communications from SLOA, please encourage them to provide the board with their e-mail address. We want everyone in our community to stay 'in the loop'.

## **Community Events**

**Pool:** The final operations of the Sunset Lakes community pool took place on the weekend of September 14<sup>th</sup> and 15<sup>th</sup>. The pool, slated to close the following week, is now closed for the season. Despite the delayed opening, by all accounts, this year's pool season was a resounding success. Please join the board in extending a heartfelt and VERY well deserved 'Thank you' to Steve Baumann for the great work in overseeing the pool operations this year!

**Garage sale:** Set up your wares on your drive way on Saturday **Sept 21<sup>st</sup>** (rain date Sunday Sept 22<sup>nd</sup>). The sale is scheduled to take place between 8 am and 11 am, so get prepared the night before. And happy selling!

**Fall Clean-up Day:** Join us at the pool area at 9:30 am, Saturday **Oct 5<sup>th</sup>** (rain date, Sunday Oct 6<sup>th</sup> at 1:30 pm). We need your help with some general cleanup, taking in the docks and the canoe, and storing the volleyball and tennis nets. Coffee and Tim Bits will be provided to get you started! **Teens:** If you need volunteer hours, here is an opportunity to add to them (Board members will be there to sign you forms).

**Hay Ride:** For the past few years, Debbie Ng undertook the responsibility of arranging the annual Sunset Lakes Christmas Hay Ride through the community - usually held on a Friday night in mid-December. However, now that Debbie and her family no longer live in Sunset Lakes, we need one or more volunteers who would be willing to carry on the tradition and coordinate this event. Having spoken to a number of past attendees, and based on personal experience, this a fun, family event and it is one of many 'happenings' that helps to make Sunset Lakes the special community that it is.

Unfortunately, members currently serving on the SLOA board are already fully committed with their board-related duties, so if the annual Sunset Lakes Christmas Hay ride is to happen again, we need someone else from the community to 'step up'. Anyone who may be interested in arranging this year's event, please contact the board by sending an e-mail to [sloa@rogers.com](mailto:sloa@rogers.com).

## **Amenities Replacement and Enhancement Committee (AREC)**

During last year's AGM, a proposal was put forward to investigate the possibility of selling off a parcel of the common area located adjacent to the pool area. Although the motion was ultimately defeated, it led to a discussion regarding the current status of our community's amenities and the need to develop a long-term strategy for the repair and/or replacement and/or enhancement of those amenities. It was also recognized that, due to the need for the board to concentrate on the daily, weekly and annual activities that must be completed within our community, the board is currently unable to focus on such longer term planning - despite the unanimously agreed need for such planning.

As a consequence of that discussion, a committee was created, under the auspices of the SLOA board, to explore the status of our amenities and to investigate options for their enhancement and/or renewal. Committee members include, Heather Counsell, Donna Wilson, John Lundstrom, Lesley Rideout, Sandi Bonini, Rob Vastag, and Dan Weslake. Recent AREC projects include the cleaning and repair of the tennis courts, with further improvements anticipated for the spring. Ongoing projects include review of the beach area, replacement of the playground structure (including landscaping), exploring alternatives in place of the decommissioned wading pool, infrastructure life-cycle costing and financial forecasting.

## **Taking care of the health of our lakes**

Bubblers (aerators) were installed on Sunset Lake this year, and the Twin Lake bubbler continues to operate successfully. Both sets of bubblers will operate until the beginning of November at which time they will be shut off for the winter. The Board is looking into installing additional bubbler(s) in 2014. Further details will be provided at the upcoming AGM.

## Dog Owners and Dog Caretakers

A gentle reminder to all dog owners that, according to both city bylaws and established precedent from previous SLOA boards, dogs must be kept on a leash at all times when they are in the common areas of our community. Although the common areas constitute private property; i. e. for the exclusive use and pleasure of Sunset Lakes residents and their guests; the paths and common areas are open to ALL residents and, as such, personal safety and well-being are paramount. Please respect your friends and neighbours by respecting the rules regarding dogs in our common areas.

And please keep this in mind: If you have issues related to excessive noise from dogs barking, or being off-leash, or defecating on private property etc., try discussing this with your neighbours or simply call the City's By-law enforcement at 3-1-1.

As a final reminder, now that winter is on its way, please remain vigilant in scooping up after your dog has done his/her 'business'. Not only is the 'residue' a potential health hazard but, depending on where 'it' is deposited, there is the potential that the 'residue' will enter our lakes and ponds and further exacerbate the weed and algae problem that the board is attempting to ameliorate. Not to mention the 'not so pleasant' surprise that will come with the melting of the snow in spring.

So, please be a good neighbour and make sure that Fido's 'droppings' are collected and taken home so that they can be disposed of appropriately.

## 2013 SLOA Annual General Meeting - Nov. 25th

Please mark your calendar and make every effort to attend the upcoming 2013 SLOA AGM. This year's AGM is scheduled for Monday November 25<sup>th</sup>, at 7:30 pm, and will be held at the Gloucester Lions Hall at the Fred Barrett arena in Leitrim. The arena is located at the south-east corner of Bank St. and Leitrim Rd., behind the City of Ottawa police station. The Agenda for the meeting will be circulated in advance - by e-mail. (hint, hint, please make sure that you are on the SLOA e-mail distribution list).

## Design Review and Covenant Issues

If you are planning to construct a shed, perform major landscaping, install a fence or undertake any type of exterior renovation to your home, please remember to submit the details of your project to the SLOA design review (DR) committee, so that a full and proper design review can be performed and approval granted. The mandate of the DR committee is to ensure that your project falls within the parameters established by the Sunset Lakes covenants, and to do so as quickly as possible, so as to avoid any delay in the completion of your project. See the form and procedure at [www.sunsetlakes.ca/owners-association-5/owners-association-3](http://www.sunsetlakes.ca/owners-association-5/owners-association-3).

If you are planning to submit a project for review, the following tips are offered to assist you in expediting the process: [sloa@rogers.com](mailto:sloa@rogers.com)

- 1) Submit your project proposal as early as possible. DO NOT wait until you have a signed contract for the installation of your project or delay submission until a week before the contractor is due to arrive. The DR committee needs time to properly review each submission;
- 2) The details of the proposal DO NOT have to consist of professional drawings and/or specs. All you need to provide is the following:
  - a completed design review form (see <http://www.sunsetlakes.ca/owners-association-5/owners-association-3/sunset-lakes-design-review-application>);

- a hand sketch of the project showing its location on your property;
- a reasonable description of the scope of the project (this can be included on the DR form itself); and
- a reasonably detailed description of the materials involved (i.e. Manufacturer brands, the composition of materials (eg. wood, brick, stone, composite siding (non-vinyl, non-aluminum), etc...);

Once this information is received, the DR committee should have sufficient information to allow the design review task to be completed;

- 3) Please allow the DR committee upto 1 month to review and approve your project. Approvals are typically granted within 2 weeks of receiving a properly and fully completed DR submission but if further information is required or one or more DR committee members is unavailbe for a period of time, please consider that the approval of your project (in writing and typically sent by email) may be delayed; and
- 4) If you have questions regarding a potential, future project, please send an inquiry e-mail to the SLOA e-mail address ([sloa@rogers.com](mailto:sloa@rogers.com)) and a member of the DR committee will be more than happy to respond to your enquiry. We are here to work with you to achieve a successful completion to your project.

The board would like to remind residents that it is not permissible to store trailers, boats, RVs, etc... on driveways or in yards for prolonged periods (greater than a week). If there are extenuating circumstances and you need a temporary exception to a specific covenant, please contact the Board by sending an e-mail to the SLOA e-mail address ([sloa@rogers.com](mailto:sloa@rogers.com)) and the board will endeavour to work with you to arrive at an appropriate soluion.

As well, the board would like to remind all residents that each home in Sunset Lakes is required to ensure that the lamps located at the end of your respective driveways **MUST** be maintained in proper working order. According to item 6 in the Sunset Lakes covenants (see <http://www.sunsetlakes.ca/owners-association-5/owners-association-3/covenants-and-restrictions>), not only must every home in Sunset Lakes include two light pedestals, one on each side of the end driveway located adjacent the street, each homeowner is required to ensure that the lamps function properly. If one or more of your driveway lamps is **NOT** functioning properly, not only are you in violation of the Sunset lakes covenants, your safety and the safety of your fellow Sunset lakes residents could be in jeopardy. Since our community only has corner street lights, the light provided by the residential driveway lamps serve as a replacement to street lights. In other words, they serve an important purpose and it is the responsibility of each homeowner to ensure that this purpose is fulfilled.

**Enjoy your winter in Sunset Lakes**