

2023 WINTER BULLETIN



CONTACT US

www.fairgreen-acres.com

fairgreen-acres@fairgreen-acres.com

alainl@gestion-imhotep.ca



INTRANET ACCESS

You don't have access to the portal yet? Send a request for access to fairgreen@gestion-imhotep.ca. All forms and lots of information are there for the taking.

ICE MELTER

To avoid the premature aging of your balconies and stairs, you should not use salt sold in stores, but rather use an ice melter. The Syndicate provides this melter at the cost of \$6 for 10 kilos. Contact Mr. Alain Lavigne.

ANNUAL GENERAL MEETING

The Annual General Meeting will take place on March 28th, 2023, at 7pm using a videoconferencing system with the same company as last year, the only one providing a lawyer as assembly president.

After reviewing the participation records (including proxies) over the last 10 years we saw it was the highest attendance on record. The cost of the videoconference is also substantially lower than in person meetings which is why it has been decided to do it again this year.

All documents were sent to you on Monday March 7th.

INFORMATION SESSIONS REGARDING

MANSARD ROOFS

3 information sessions regarding the upcoming renovation projects will be held on **March 18th, 20th and 22nd**.

Topics : Mansard roofs and increase of condo fees vs special contribution.

Professionals will be on site to answer questions about the projects.

Your presence at one of these meetings is extremely important to be well informed on all aspects of these projects before the AGM to make informed votes. For people that can't attend, we're looking into making it available online as well.

*This is the most important vote to date as it concerns the construction and integrity of our buildings. Please be present - every vote matters!

DRAINS AND SEWERS

We remind everyone that it is forbidden to throw the following items in the toilets or drains : wipes, sanitary products, dental floss, and anything else not suited for those drains. Should the drains be blocked by these items, the plumber's bill will be the responsibility of the co-owner.

Please also ensure to keep your drain clean! Remove any snow, ice or debris to ensure it works well.

SNOW REMOVAL

We know that the service provided this year hasn't been as agreed upon and we are working on solutions that will allow us to continue to provide a low-cost option that will meet expectations going forward. We invite you all to contact our manager directly to discuss any complaints and for status updates.

Issues this year include:

- Difficulties finding an employee
- Schedule changes with the city snow removal (They are now moving the snow later at night than in the past years making it harder for our driver to time out his activities)
- Incident with the machinery so emergency repairs required, creating delays.

The board has ideas to help improve the service based on this year's experience. We will pass them along to the new administration, so that they can keep on improving the service. We also are open to your suggestions if you have some.

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NEED TO REACH THE MANAGER

To reach Alain Lavigne, you can call at 450-676-9807, at 514-258-5200 or via email at alainl@gestion-imhotep.ca

NEED TO REACH THE BOARD

To reach the board, you can send an email to fairgreenacres@fairgreen-acres.com

WORK AND AUTHORIZATIONS

If you plan on doing renovations in your unit, you need to get the proper approvals. The forms are available on the Intranet and at the community center. **The approval of the board of directors is required for all renovations.** This includes any electrical update or construction, this is a requirement from our insurer. Please send the completed form to the manager, M. Alain Lavigne.

CAMERAS

Have you thought of installing a security camera? We authorize doorbell cameras which provide a discreet option and are respectful of personal privacy.

CAR SHELTER

Reminder! The period allowed by the city of Longueuil, Greenfield Park borough, for your car shelter is from November 1st to April 15.

It is important to remove the snow from the shelter roof to prevent them from collapsing!

TV SERVICE

Please advise our manager, M. Alain Lavigne, if you have stopped using the Fairgreen's cable service, so we can adjust accordingly the royalty fees paid to the last paid provider.

WATER INFILTRATION AND ICE ON ROOFS

Our mansard roofs seem to be deteriorating a lot and causing more and more troubles. Many of you had water infiltration issues. If you notice a water infiltration, please advise M. Alain Lavigne so that all verifications and repairs can be done promptly.

BE CAREFUL WITH YOUR DOGS!

Like every year, it is important for us to remind you of the main regulations concerning animals. First, the excrement must be collected and disposed of properly. Second, dogs must always be on a leash when they are outside.

COMPLAINTS / EMERGENCY HELP

If you have a complaint or need to discuss something with the administration, the first step is to contact M. Alain Lavigne, either by phone or email. You can copy the administration but the condos' day to day management is the responsibility of M. Lavigne.

If you have an emergency after hours, calling 514-258-5200 is the best way to obtain help.

Our Facebook page is a great tool to share information and get suggestions on various topics.

GARBAGE

It is forbidden to place furniture or garbage on any outdoor shared or public space at other times than the pick-up days.