



Hello Neighbour

Qualicum II

Newsletter Number 1

July 15, 2009

Your Housing Committee: Chris Fudge, Mike Lewicki, Anne Williamson

Getting Started

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1. *What we're doing now...*

It's been over 7 weeks since the new Housing Committee was elected, and we want to thank you for your patience as we learn where things stand.

The summer landscaping season was already in full swing by the end of May, and as there was zero knowledge transfer from the last committee to this one, we had lots to do.

Chris, Mike and I have met every week to get up to speed, and we have compiled a list of priorities based on the season, and what people have told us is most important to them:

1. **Lighting:** this came up at the annual general meeting again, so a light will be installed along the dark path between the 2705 Baseline and 1330 Cornell rows. This is scheduled for July 17th. Also, 2 lights which were burnt out were looked at, and are being repaired at the same time.
2. **The parking lot bollards:** (electrical outlets for our cars) four of these had been damaged by the snowplow and were non-functioning; these have been repaired.
3. **The infamous tree box :** this will be further addressed in the overall landscaping plan (see subject 2), but until then the muddy mess and dead grass have been cleaned up. You may remember that landscapers had put sod down and then let it die, and left the rest of the soil uncovered. Chris Fudge (Committee President) and his two closest neighbours live right behind that tree and decided to take care of it themselves. Chris tilled the area, and added some topsoil and grass seed. The three households have been watering the area, and the grass is already growing well. Soon, the box of earth that was created around the mature tree last year will be dealt with, as the current configuration will kill the tree.
4. **The cardboard recycling dumpster:** the committee felt that if this was always overflowing, then it needed to be picked up more often. We asked the property manager to look into this with the City and he was told that they had monitored it and didn't feel a 2nd pick up was warranted. However, if we call and ask for a pick-up when it is full, they will do so and keep track of the number of requests. They will judge from there.

So if you find the dumpster is full, please do e-mail at us qualicumll@hotmail.com and let us know so we can have the extra pick-up made.

5. No existing mulch is being replaced. It stays exactly where it is. Any mulching still to be done this season (minimal) would be 'black'. If you want to see what this cedar mulch looks like, check the front gardens at 2719 and 2709 Baseline; it is a very natural look rather than the focus of the garden. In subsequent gardening seasons, we are looking at rotating the cedar, because using it continuously turns the soil acidic (something the pine needles already do), and limits what you can grow successfully. Aged manure and leaf compost are very healthy mulches that enrich the soil. The health of the *plantings and trees* is our primary concern.





Given the season, there are many urgent needs regarding landscaping in the common spaces.

2. The landscaping plan...

Landscaping should be undertaken after consulting with those whose homes would be directly impacted. Consequently, there are several trees planted recently that are under review with regard to being moved while they are still small enough to do so. The stones in the 2705/2737 row of Baseline are being removed. A dead elm in Cornell row 1316 is being removed at a cost of 400.00. The landscaping in rows 2775/2739 Baseline will be revamped to include the residents's wishes, expert's recommendations, and to stop all the small stones from washing out into the sidewalk every time it rains. The tree box has to be addressed, and all drainage areas inspected. Grubs are suspected in some areas, and then there's The Big Issue:

The ash borer.

Any of you who get The Citizen newspaper are no doubt aware of this destructive pest. It is on the scale of Dutch elm disease, as it will have the same devastating effect of wiping out a complete species of tree. The City of Ottawa fears a loss of 50% of public-space trees, and that affects everyone. All the trees forming a canopy over Cornell St. are ash, as are about half the trees on the community's property. There is a tree in the 2739 row of Baseline that is very damaged by the borer and already dropping large branches. This will only get worse.

Citizen headline:
"When the beetle arrives, everything dies."

For that reason, and the others cited, we feel the best plan is to get expert advice from nursery and landscape-architect sources and have a plan made that could be followed for the next 5 to 10 years. It would include looking at the trees we currently have, their life expectancy, the appropriateness of the locations for the newer trees, the lawn condition, drainage conditions, tree box, recommendations for disease-free trees to replace the ashes, and when, etc. This is a large community with a lot of green space; planting without looking at the bigger, long-term plan is unwise. And a waste of money. We are in the consultation stages with a couple of firms now, and will ascertain which one has the best, most comprehensive and desirable plan, and then negotiate a good price for the plan. Then, anything undertaken would be done only after speaking with the affected residents and incorporating their wishes as well. This isn't hard to do; it simply has to be a commitment. By next month's minutes (August 13th), we hope to have news for you in this regard.

3. The development next door: a meeting with Councillor Chiarelli

Most of you know about the disturbing prospect of a huge development next door to us on Baseline, where the current rental houses are. Judy Filipkowski, Fred Watson, Letitia Charbonneau and Wolf Geile have been doing an outstanding job of speaking on our behalf with City Hall, and organizing community people to attend meetings. Already they have succeeded in reducing the heights of the buildings, but they need to be further reduced. The City's intensification plan is 20%, and this development would exceed it many times over, affecting everything from traffic flow to ground-table waters - and shading the whole neighbourhood. There is another meeting scheduled with Councillor Chiarelli to plan what to do next, expected to be an organized lobbying of councillors and city planners on August 25th. To learn more about this issue, please contact Judy at jude@magma.ca, or 613-726-1888, 2678 Baseline Road. She will be printing up a flyer for the community, with more detail. The more residents who turn out, the greater our chances of having a say in our own environment .

This and That...

Lawn and Garden –

Many of you gardeners have probably seen small green aphids invade your yard this year; conditions seem to be just right for them. You'll have a lot of luck getting rid of them just by using insecticidal soap available at any nursery or hardware store. It has to be sprayed on affected plants every 5 days for 15 days, to get all stages of the life cycle, and to be sprayed under the leaves as well. This easy and inexpensive remedy will stop aphids from causing the leaves to curl and plants from dying. Good luck!

Q: Starting on **September 1, 2009**, if a resident has a distinctive tree (50 centimetres or greater) on their property and they want to remove it, what should they do?

A: Once it has been determined, by measuring the diameter, that the tree is a distinctive tree, the following steps are required in order to submit a distinctive tree permit application:

-Obtain a Distinctive Tree Permit Application Form from the City's website or from any [Client Service Centre](#). Fill in the application form. Be sure to include reasoning as to why the tree will be removed.

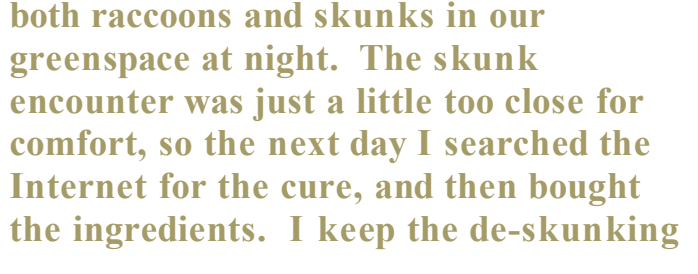
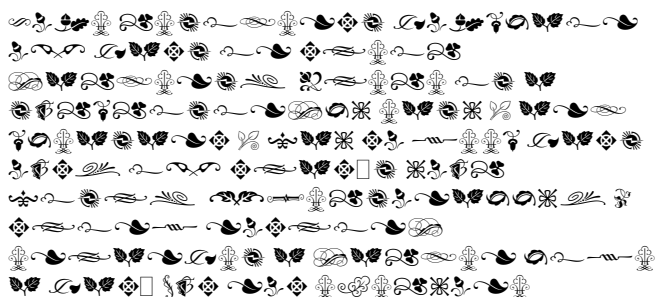
-Hire an arborist to prepare a short arborist report that indicates the tree's condition (dead, dying, diseased, hazardous, etc.).

-Submit the application form and the arborist report to any [Client Service Centre](#).

-The applicant will be notified within approximately 15 days whether he or she receives a permit, receives a permit with conditions, or does not receive a permit.

-If a permit is granted, the permit must be posted in a prominent location that is visible to the public for seven days in advance of the tree cutting and seven days following its removal.

... City of Ottawa



Besides squirrels, I have encountered both raccoons and skunks in our greenspace at night. The skunk encounter was just a little too close for comfort, so the next day I searched the Internet for the cure, and then bought the ingredients. I keep the de-skunking

kit in my basement, just in case - so if you ever find yourself in urgent need of it, just run over and ring my doorbell (1330 Cornell).

FYI-

When the roof on this house was replaced this year, the roofer said a new chimney was needed. Once he got working on it, he said that the former repair (when they were being sold) had only been done to the top-most rows, and then they even used old, used bricks for that. Anything for a quick sale... The cost to replace the entire chimney on the roof was \$1,600.00. Shopping around could probably get you a better price.

The cost of replacing upstairs windows in these houses with vinyl ones, runs up to 1,100.00 each. For recommendations and advice on these, see the government website for vinyl and aluminum window ratings at:

<http://oee.nrcan.gc.ca/residential/personal/new-windows-doors.cfn?attr=4> (I used it, and the difference in sound transmission and insulation from the old windows is phenomenal.)

[New community e-mail address:](#)

Mike created a [new e-mail site on Hotmail](#) that anyone in the community can use to contact the committee. There are several reasons for this. By having this website, rather than our individual ones, we can all see the incoming mail, and if one committee member is away and not checking e-mails, you are assured that there are two others who are. This way we can promise to give you a response within 72 hours of your e-mailing us.

As well, having a written copy of a request or complaint ensures it can't be lost or forgotten - and you have a record of it having been sent to us.

By the way, anytime in the minutes we mention our e-mail address, those of you who don't have a computer at home are free to use our street mailboxes in the same way.

(Chris: 1302 Cornell, Mike: 2672 Draper, Anne: 1330 Cornell)

The [community's website is Qualicumwoods.ca](#). Minutes and updates will be posted here, as well as in the printed monthly newsletter.

Our [meetings](#) will be held regularly on the 2nd Wednesday of each month. The minutes will be distributed within days of the meeting, in hardcopy and on the website.

The [next meeting](#) is scheduled for August 12th, at 7:00 at Mike's house (2672 Draper). The meetings are open to any resident who has an issue they would like to discuss. For efficiency, and to make sure we cover everything, we tend to use an agenda. For that reason, if you would like to attend a meeting, we ask that you let us know in advance by e-mail (or mailbox), so we can plan seating, and space in the agenda. Please also state your concern, so we can gather some information on it and make the most of your time.

And you are free, of course, to [e-mail us](#) at anytime to address issues.

The landscaping is our priority this month, but some things we will be looking at in the future are:

[fences](#) - they are flimsy, and not rooted in cement - could replacing the posts in cement do the job?

[signage](#) - which could stand to be more upscale; the current style is decidedly low-rent

[Joint Use Agreement](#)- possibly amending this to entrench some *residents'* rights into this very one-sided document (i.e. mandatory access of all residents to all documents upon request, mandatory meetings and detailed minutes)



We want to help make this the best place in Ottawa to live, but can only do that with your input. Please let us know what you think!

Have a great summer, everyone-

