



## POOP AND SCOOP

Dog owners are urged to be mindful of their neighbours personal property and be diligent of removing dog droppings. Also, the SKL Park is a DOG FREE PARK - meaning "No Dogs Allowed". Your cooperation would be much appreciated!

## CLAIMING SKL CO-TENANCY FEES ON YOUR INCOME TAX RETURNS

Did you know that you could claim your South Keys Landing Co-Tenancy Fees of



\$50.25 per month under the Ontario Tax Credit as a rent deduction. If you are interested in pursuing this, please contact Irving Bansfield at 730-6025 for an official receipt. If you have not claimed this deduction on past income tax returns, please let us know and we will provide receipts from your date of possession.

## SKL HOMEOWNERS COMMITTEE OBLIGATIONS

At the January committee meeting, members discussed the work plan for the next year and the committee members' term in office. Current members have agreed to stay on and serve a two (2) year term. Committee members also discussed not only the amount of time spent working on SKL matters, but the infringement on personal time. As a reward for the work being done for this community and a possible incentive for future committee members, the possibility of an honorarium was discussed. This will be brought forward to the membership for a vote at the Annual General Meeting in July.



## SATELLITE DISHES

It would appear that some homeowners have not only exceeded the 24" size restriction on satellite dishes but have installed up to 3 satellite dishes on their homes.

This is a complete disregard for the rules set out in the Joint Use Agreement. Residents who have breached the Joint Use Agreement will be asked to remove their satellite dishes.

## PARKING ON THE GRASS

Due to City of Ottawa specs with regards to fire route accesses to homes in SKL, homeowners are advised not to park their vehicles on their lawns, nor should they be widening their driveways with asphalt or cutting the curb. It is permitted however to widen a walkway.

## COMMON EXPENSES

The major expenses for the year are Snow Cleaning (\$16,000), legal expenses (\$16,000), and reserve fund contribution (\$20,625).

## NOTICE TO RENTERS

When the absentee owners do not pay their monthly co-tenancy fees, the renters (tenants) are then required to pay all rents due or becoming due.

This is in accordance with clause 4.7 of the Joint Use Agreement signed by every owner at the time of purchase.

The tenants can then make arrangements to deduct these payments from their rents.



## The Homeowners Committee has been very busy since its acclamation in July. Below is a list of tasks accomplished:

- Irving has managed to reconcile all accounts to date. There is currently one account in arrears for the month of January 2006. I have received fully 90% of the post-dated checks that were requested for the entire year 2006.
- The park is complete, with the exception of final inspections.
- The snow removal and landscaping contract has been signed with Ottawa Interlock and a significant amount of money was saved.
- The Newsletter was re-formatted and successfully distributed to all homeowners.
- The Porch Light project was successfully launched and implemented.
- All SKL roads have been paved.
- A resource pool has been established for the distribution of SKL publications and other literature.
- The Reserve Fund Study is almost complete
- Christmas lights were purchased and installed in the some common areas with a plan to expand next year.
- \$50,000.00 of co-tenancy fees was invested in GIC's
- No increase in co-tenancy fees.
- Visitor parking and on-street parking issues have been resolved.
- Participation and upcoming implementation in the Deputization program.
- Title Insurance report sent regarding egress, awaiting final response.
- 1st Annual Community Garage Sale held this fall.
- 3rd Annual Southkeys Landing Community BBQ held this summer.
- Helped in closing down the unreputable business at on Glenhaven Private.