

Country Hill Estates Association Update

Since our community meeting with the City of Ottawa and Councillor George Darouze last May, your Country Hill Estates Association (CHEA) Board has been in constant communication with both the Councillor and the city representatives.

The City of Ottawa continues to have weekly meetings with Cornwall Sand and Gravel (CSG) to move the completion of our subdivision forward. Due to changes in legislation and policy since the original subdivision agreement was written, there are certain items that need to be addressed.

The items that we have continued to push forward are the following:

1. Environmental Holds
2. Drainage
3. Ditches
4. Trespassing and Dumping
5. Completion of Connecting Roads through Phase III
6. Lighting
7. Covenants
8. Additional

Our community website (www.countryhillestates.ca) contains copies of all correspondence sent between CHEA and the city but here is a quick summary of where things stand.

ENVIRONMENTAL HOLDS: The city has confirmed there are no longer any environmental holds in the subdivision. This means that there are no delays impeding sale of lots and building in Phase III. City Real Estate has put a link to the Phase III lots for sale on their website to assist with advertising and sale of lots.

DRAINAGE: The city is aware there are areas where standing water is an issue. A site visit was completed in the summer but due to the lack of rainfall they were unable to determine where the problems originated from. A visit is pre-planned for the spring, during the snow melt so these areas can be inspected.

DITCHES: A city inspector viewed all the ditches in the subdivision in September with members of the CHEA board. The inspector agreed that there were ditches that had never been properly finished. The city will address the issue at their next meeting with CSG and determine an action plan for finishing the ditch work.

TRESPASSING & DUMPING: The city installed No Dumping and No Trespassing signs in Phase III. If you see any unauthorized dumping or tres-

passing, please obtain a license plate number of the vehicle and report to the CHEA board and 3-1-1 for city follow up.

CONNECTING ROADS THROUGH PHASE III COMPLETION: The city has directed CSG to complete the connecting road to Adam Baker. There is currently no timeline on when this will be finished but it has been labeled "a priority". City Legal continues to work with CSG on the wording in the subdivision agreement in relation to the completion of Phase III and the connection to John Quinn. There are discrepancies in the language that speaks to completion of phasing and timelines. No ETA is currently known.

LIGHTING: A street light will be installed at the midway point on Whiteside Way by the end of this year. The city work order is complete and they are just awaiting Hydro One authorization.

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Help Wanted—CHEA Executive

As per the by bylaws of the Country Hill Estates Association, our board is required to have an elected Board of Directors.

The minimum number executive is six and must include a President, Secretary and Treasurer.

Our current executive:

- Alexis Carty
- Mary Carty
- Don McLaughlin
- Sue Noël
- Dave Saulnier
- Debra Workman
- Darryl Wilton

If you are interested in becoming a member of the board please send us an email and let us know.

If you do not want to become a full board member, we are always looking for volunteers for other various tasks that may arise.

A full copy of the CHEA Bylaws, subdivision agreement, phase locations, and all other community information and updates can be found on the CHEA website.

FIND US ONLINE



Country Hill Estates

MENU

www.countryhillestates.ca

mail@countryhillestates.ca



CHEA Executive meeting with Councillor Darouze and four City of Ottawa representatives

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Country Hill Estates Association

@CountryHillEstates

CHEA Update (Continued from page 1)

COVENANTS: Each homeowner is responsible for installing a 9-1-1 blade sign and lamp post at the end of their driveway.

ADDITIONAL: As per the subdivision agreement, Canada Post must have mailboxes in each Phase of the subdivision. The developer is also required to have two parking spots installed at the mailboxes. Discussions between the two parties for location and timing is currently in progress.

The park and pathways are

scheduled to be completed with each phase. That means that we should already have recreational pathways completed in Phases I and II. The park is currently only designated as green space but Councillor Darouze has agreed to work with CHEA to design park infrastructure with city budget money designated for this purpose.

The city will be sending a survey to all homeowners shortly regarding the recreational pathways outlined in the subdivision agreement. Please see page 3 for more information on this topic.



IMPORTANT: Recreational Pathways

The subdivision agreement blueprints contain recreational pathways that will interconnect and provide access to a park that will eventually be built at Iveson and John Quinn.

These pathways traverse the back of multiple lots and run parallel to several drainage ditches .

The small sections of land that were originally intended for pathways currently belong to the homeowners rather than the municipality.

Cornwall Sand and Gravel has committed to installing these pathways prior to further work in Phase III, but the majority of homeowners must be in agreement before the work will begin.

At our community meeting in May, the city stated these pathways would be the responsibility of the homeowners, unless

CHEA decides to collect association fees and transfer responsibility to the CHEA Board. We are concerned with the way information was delivered to our residents because it was embedded with fear. It is important that you do not let the statements from the city scare you away from ensuring our community is completed.

- 1) Our Board of Directors will not be charging any association fees
- 2) Pathways enhance our community, they do not detract from it

Pathways will remain the property of individual homeowners. As a homeowner, your only responsibility will be to ensure the pathway remains free of any large debris that may be blocking it (i.e. if a tree falls over the path, it would make sense to remove it). Pathway repairs and winter maintenance will not be expected.

A local brokerage has advised us that standard homeowners insurance already covers you for any incidents that arise on your property. As a homeowner, no additional insurance will be required.

Pathways are standard in new subdivisions and are part of family-oriented communities. You can see them in surrounding subdivisions. There are no in-

creased risks to any community that has pathways.

HOMEOWNER SURVEY

The city will be sending a survey to each homeowner asking you to vote on whether or not the pathways should be installed.

The Country Hill Estates Board of Directors highly recommends that you vote to **approve** completion of these pathways for the following reasons:

- 1) Our neighbourhood has no sidewalks for pedestrians
- 2) Pathways add to community vibrancy and property value
- 3) Pathways are a component of healthy outdoor living
- 4) Pathways provide children with safe areas to play
- 5) Pedestrians and cyclists are safer on pathways than they are on roadways
- 6) Pathways promote walking, running, skiing, snowshoeing and provide safe areas for pets
- 7) Pathways will connect our community to our future park
- 8) Beautiful communities such as Sunset Lakes and Rivers Edge also have pathways

Please keep in mind that pathways were part of our original Country Hill Estates subdivision agreement. The city and the developer should be compelled to follow all items in the agreement, or we risk eroding away many individual attributes that add beauty and value to our community.



An example of a neighbourhood pathway

FAQs

Will roads to Phase III be blocked to prevent unauthorized access?

No. Since the installation of “No Trespassing” and “No Dumping” signs CHEA has had no reports of unauthorized access in Phase III. Furthermore, the developer and City of Ottawa Real Estate have started advertising lots. As such, we need the roadway open so that potential buyers have unimpeded access.

Is it possible to have natural gas available to homeowners?

Yes. CHEA had Enbridge provide a feasibility study that clearly indicated natural gas could be brought into Country Hill Es-

tates. There would be an initial cost to homeowners that could be recovered in less than 3 years (due to the significantly lower price of Natural Gas compared to Liquid Propane). For those who heat with Fuel Oil, cost recovery would take 5 years. The more homes and more neighboring subdivisions we include, the lower the price becomes.

Will a quarry be constructed in Phase III?

No. The city has assured us there will be no amendments to the subdivision agreement. Phase III will be completed as per the blueprints and will be occupied only by residential homes.



Newsletter Published By:

Suzanne Noël
1624 Whiteside Way
mail@CountryHillEstates.ca

