

From: A&A Property Administration <info@aapropertyadmin.ca>

Sent: 12 March 2026 12:13

To: cao@merrickville-wolford.ca <cao@merrickville-wolford.ca>

Cc: John Beames [REDACTED]; Kurt Fredrickson [REDACTED]; A&A Property Administration <info@aapropertyadmin.ca>

Subject: Fw: GCC #6 323 Main street Merrickville

Darlene Plumley

Chief Administrative officer

Town of Merrickville Wolford.

Re: Grenville Condominium Corporation #6, 323 Main street, Merrickville Ont.

Darlene,

Thank you again for meeting with the Corporation.

The Corporation and owners of GCC #6 are excited to be investing and modernizing to remain competitive in the Market.

- Security - Cameras, modernized entry directory and most importantly the introduction of a monitored fire control system.
- Power system and metering upgrades.
- Upgrades to the Corridor air supplies.
- New Carpets, colours, suite numbers
- Landscape improvements

And

The more substantial Balcony improvements- Renovate and expand the current Juliet balconies for improved outdoor space and provide a home heat pump equipment. As the building currently has no out door living space and remains heated by electric baseboard and no air conditioning.

Where we need your HELP!

The current water and sewer billing is being bulk metered. As a result , the Corporation Common Fees pays the Tab. The burden on the Operating budget shared by all owners has resulted in an uncompetitive Market position for Condominium Fees as compared to similar properties in Smith Falls and Kemptville. This is because comparable properties have owners paying Water separately. This burden of the additional cost has optically inflated the Corporations operating costs.

For example:

The Fees with Water for 2026 are \$672.39.

The Fee with out Water would be \$465.00.

As a perspective buyers shopping to move to Merrickville when openly comparing the market discount 323 Main street due to its high Condo fees with no Amenities.

We feel an error has occurred and the seventeen owners of Grenville Condominium Corporation #6 have been overlooked in Past. As all the units are independently pinned, deeded and taxed as individual owners. But lumped as a Commercial single user for Water and sewer.

I trust you will agree that separately metering all units is a benefit to both the Corporation owners and Municipality alike.

So How do we fix this problem? And to state opening this is Team effort and a shared responsibility.

We are seeking the Municipality provide the Meters for installation at no cost to the Corporation on the basis this is not new construction but a correction to what should have always been. The Corporation will then install the Meters at no cost to the Municipality. Problem Fixed.

Together with this small correction the Market Comparable of Condominium Fees will repair, the building will become a desirable destination for buyers and market values will inflate to match comparable properties. To the Benefit of the Municipality the assessment values will climb, and the tax revenue will match.

We believe our request is both fair and reasonable undeniably.

Andrew Ball- C.E.T, OLCM

President

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On behalf of the Owner of GCC #6