



Welcome Package

YRVLCC 1193

December 2020

CONDO 1193: WHO ARE WE?

Our group of homes is situated in York Region Vacant Land Condominium Corporation 1193 or YRVLCC 1193. Our grouping is also known as Condo 5 of the Ballantrae Golf and Country Club Condominium development and comprises 147 homes in the northeast section and 12 homes in the southwest section, totaling 159 homes. There are five phases in total in the development, all of which are separately registered and numbered condos.

In Condo 5, each owner holds registered title to the property on which our homes stand, and together we share ownership of the Common Elements. Most units abut these Common Elements.

It is important to understand that the structure and organization of each of the condominium corporations is controlled by the individual Declarations that the Developer has registered for each condominium under the jurisdiction of the Ontario Condominium Act 1998.

OWNERSHIP – WHO OWNS WHAT?

The development comprises a number of residential condominiums as follow:

THE RESIDENTIAL CONDOS

YRVLCC 968 (Condo 1) was registered in February 2002 and includes 250 homes South of Masters South.

YRVLCC 1002 (Condo 2) was registered 2003 and includes 205 homes in the Southeast area of the development.

YRVLCC 1066 (Condo 3) was registered in August 2006 and includes 108 homes in the Northwest area of the development.

YRVLCC 1079 (Condo 4) was registered on January 5, 2007 and includes 172 homes North of the Club House and Masters North.

YRVLCC 1193 (Condo 5) was registered in April 2011 and includes 159 homes, 145 in the Northeast and 14 in the Southwest areas of the development.

The entire development contains several ***Parcels of Tied Land (POTL's)***.

The Condo Corporation, YRCECC 967 holds title to the common elements, which are for the benefit of all the residential condominiums. YRCECC 967 is short for York Region Common Element Condo Corporation 967 and this corporation is responsible for all the POTL's in the development and holds title to the following areas for the benefit of all the residential condominiums and the golf course.

- The entranceways at Hwy. 48 and the Ninth Line
- Masters North and Masters South
- First Round, Last Round, Rawlings Gate, Legendary Trail
- Road allowances, the gatehouse at Hwy 48, and the services areas at Ninth Line

YRCECC 967 is also responsible for the operation, maintenance, landscaping, irrigation and snow clearance of these roads and common areas. The residential condominiums are billed monthly for their share of these expenses.

THE RECREATION CENTRE, Condo 1202, was registered in 2012 and is managed by a board consisting of representatives from each of the 5 residential condominiums.

THE GOLF COURSE is leased and managed by Porcupine Management, a company owned by John McLellan. It is a public course, and you are not allowed to trespass on the course property unless you are a paying player at the time. Entrance on or use of any Golf Course property for any other purpose or activity is dangerous due to the risk of serious injury from golf balls, unfenced ponds and other hazards. The wooded area along the Ninth Line is also private property and has been attached to the golf course.

THE WATER TREATMENT PLANT AND SERVICE AREA on the Southern boundary of the development is privately owned and will continue to be operated by Schickedanz now that all the building development has been completed.

THE CANADA POST mailboxes for Condo 5 are located between the 2 entrances of Babe's Way.

CONDOMINIUM LIFESTYLE – LEARNING TO LIVE WITH COMMUNITY STANDARDS

Condominium Owners are not free to make the alterations and changes to their property that they were used to as Owners of freehold property. The 'Community Standards' are meant to maintain the consistency of appearance of our homes and landscaping and the quality of construction that attracted buyers to this development in the first place.

Please Note: Changes without permission or ignoring the standards could result in a requirement to conform to the community standard. Failure to do so may result in homeowner liability for any expenses incurred by the Condominium Corporation to enforce the standards. Please understand that the Directors must, by law, enforce the provisions of the Condominium Act including provisions of the Declaration, By-laws and Rules.

CONDOMINIUM SERVICES

As you are aware, your monthly condominium fees cover many services. These services include:

- Residential grass cutting, lawn care and irrigation (including maintenance and control of the irrigation systems);
- Snow removal;
- Maintenance of all common elements, including roadways, and streetlights;
- Maintenance of all standard gardens;
- Recreation Centre - Condo1202;
- Ring Road – Condo 967;
- Waste water treatment facility.

Lawn and Garden Maintenance

The gardens installed on the property by the developer are specified as **Standard Gardens**. The homeowner may not put in additional gardens or borders. Standard Gardens may **not** be extended, added to, or reshaped. Shrubs or perennial flowers may be replaced in the Standard Gardens, if required or desired, without an Alteration Request if they are on the approved list. Planting of additional trees are subject to approval through an Alteration Request and must be on the approved list. Please refer to the Landscaping Section on the Condo 1193 web site by following the links at <https://hotg.ca/condo-5/>

Snow Removal

Snow removal will begin after an accumulation of a minimum of 2 inches or once the snow has stopped falling if a major snowfall is expected. Please note that cars parked on the street interfere with snow removal; therefore please refrain from parking on the street. Ideally no cars should be parked in the driveway to facilitate snow removal, however, driveways with one car parked in them will be plowed if sufficient space is available to partially clear the driveway. Time permitting, the contractor will return to plow the driveways or areas where the cars were previously parked if they are moved.

With regard to plowing the driveways, the blades used on the plows have a non-metallic protective edge. The blades may leave marks, stains or scratches on the driveways during the snow removal process. This is considered normal wear and tear on the driveways and the contractor and/or the corporation is not responsible for these damages.

Removal of planters and other objects from driveways and front porches are necessary to accommodate shoveling. Damages to these items left out for the winter are the Unit Owner's responsibility. The Maintenance Contractor will repair damage done to lawns and sprinkler heads, related to snow removal, in the spring.

Please note: that Ice Melt for the driveways and walkways is the responsibility of the homeowner. Ice melting compounds are less damaging to concrete and driveways than salt. However please note ice-melting compounds are less effective in extremely cold conditions.

OWNER RESPONSIBILITIES

Owners may plant annuals. However, maintenance of annual flowers remains the responsibility of the Owner. Any damage caused to these annuals during garden maintenance or at any other time also remains the responsibility of the Owner.

The replacement of dead plant material, trees, shrubs and grass, is the responsibility of the Owner.

Owners are required to maintain the exterior area in a clean and tidy manner.

Storage of items on driveways, patios, lawns, or along the sides or rear of the unit is prohibited. Heavy planters and barbeques may remain on the rear patio during the winter.

Please clear snow from your furnace and hot water tank exterior vents as accumulated snow may cause the furnace to shut down.

If you are going away for the winter, you may wish to give our Property Manager the name and telephone number of a neighbour or someone close by, who has a key to your house.

ENTRANCE GATES AND REMOTE CONTROL POLICIES

The gates at #48

- Entrance gates are closed between 10:00 p.m. and 6:00 a.m.
- To enter after 10:00 p.m. and before 6:00 a.m. - simply press # 1 on your remote.
- To exit - simply press # 2 on your remote. This is a change to facilitate the exit from the community. You are still able to drive very close to the exit gate to open it.

The gates at 9th Line

- Both the entrance and exit gates are always closed.
- The same procedure applies - # 1 on the remote opens the entrance gate and #2 will open the exit gate.

Your guests visiting BGCC must be informed about the following procedures for admittance to the community when the Highway 48 gates are closed.

1 Visitor

The visitor can gain access to a Ballantrae by using the **Enter phone** to contact a Resident. The visitor can select a Resident by browsing through the Resident directory or by directly entering the Resident's ID.

1.1 Granting Access to a Visitor

A Resident can grant access to the site to a visitor, by pressing the appropriate key(s) on his telephone keypad as defined in section. Default code is **9**.

1.2 Refusing Access to a Visitor

A Resident can deny access to the building to a visitor, by entering the appropriate key(s) on his telephone keypad or simply by hanging up. Default code is *****. This will end the call and advise the visitor that access has been denied.

The Recreation Centre

At the Recreation Centre tap/hold the remote in close proximity to the reader on the wall. Once inside the Recreation Centre, you will tap/hold the remote up to the reader at the entrances of:

- Change rooms
- Gym
- Billiards Room

Should you have any questions regarding the remote/fob, please contact Adam Hassan our property manager at 647-475-4033 or Adam.Hassan@fsresidential.com

PARKING

Condo 5 residents are expected to park their vehicles in their garages or on their driveways. There are no designated visitors parking areas in the Ballantrae Golf & Country Club. From time to time, we are all likely to have visitors that require parking on the road, so tolerance and understanding by everyone is appreciated.

All owner/occupant vehicles must be registered with the Property Manager.

PETS

Owners are expected to keep their dogs on a leash when walking in our neighbourhood. We expect all dog owners to respect other owners' properties and use common areas for your pet's needs. Please be sure to pick up after your pets.

GARBAGE AND RECYCLING

The Municipality generally picks garbage up every Friday, except on holidays. Recycling material is collected weekly and regular garbage every other week.

Garbage must be contained in a garbage container or properly tied plastic garbage bags not exceeding 22 kg. (50 lbs) per bag. There is a maximum of 3 bags per household. For extra bags you must buy tags from a local outlet or at the Town Offices.

Residents must break down and bind all large containers i.e. cardboard boxes, and shall place all recyclable materials in the appropriate boxes.

Garbage must be placed at the curbside outside your home no earlier than 6 pm. the night before or no later than 7 am. on the day of garbage pick-up. Remove containers from the curb, no later than 8 pm. on the day of collection.

Blue and green boxes for recycling can be purchased at the Town of Whitchurch/Stouffville offices located at 111 Sandiford Drive, 905-640-1900.

FIRSTSERVICE RESIDENTIAL – PROPERTY MANAGEMENT RESPONSIBILITIES AND CONTACT INFORMATION

FirstService Residential acts as our agent on behalf of the Corporation. Contact Adam Hassan, our Property Manager, by email or telephone, as provided for, below.

For what issues might you want to contact FirstService Residential?

- Alteration Requests: As a Condo 5 owner, there are standards that must be adhered to. An Alteration Request form must be submitted for approval **before** any exterior changes are made to your home and/or property. The form can be obtained by email, by calling Property Management, or at the Recreation Centre. The completed form must be submitted directly to Property Management by mail, fax or in the FirstService Residential drop box in the vestibule at the Recreation Centre. A response will be sent to the owner, usually within two weeks.
- Security Gate Questions
- Issues and questions concerning Grass, Plants, Gardens and Trees
- Snow Removal (FirstService Residential will contact the service provider)

Property Management will respond to Non-Emergency calls such as grass cutting, irrigation, snowfalls etc. within 48 hours. (Owner may not get a call back)

Emergency Phone Number 1-855-244-8854

Adam Hassan, Property Manager: Adam.Hassan@fsresidential.com 1-647-475-4033

Ballantrae Email Address: ballantrae.community@fsresidential.com

FirstService Residential Fax Number 416-293-5904

FirstService Residential Connect: <http://www.ontario.fsrconnect.ca/YRVLCC1193>

BOARD OF DIRECTORS Condo 5 (Y.R.V.L.C.C. 1193)

Name	Tenure	Email address	Roles / Responsibilities
Sue LaRosa	June 2021	susanlarosa.06@gmail.com	President 1202 President
Bruce Black	June 2023	bruce.h.black@gmail.com	Treasurer
Ron Feddersen	June 2023	rfedder930@aol.com	Director BGCC Standards Council Liaison with Committees
Paul Mak	June 2022	paul.mak@rogers.com	Secretary Webmaster
"		condo1193board@rogers.com	Condo Board communiques
Susan Simpson	June 2022	thebabesway@gmail.com	Director

RESPONSIBILITIES OF THE BOARD OF DIRECTORS

1. Ensure adequate financing of the condo corporation including budgeting and financial reporting and ensure that the condo's funds are well spent.
2. Ensure that the corporation complies with the various legislative and regulatory requirements and the terms of Condo 5's declaration, bylaws and rules.
3. Provide overall policy direction and objectives to the property manager who oversees the day-to-day operations of the condo corporation.
4. Oversee the creation, operation and coordination of the various committees of the condo.

CONTACT INFORMATION

Ballantrae Community

Melfer Property Maintenance (Landscaping & Snow), Emergency only.....	905-640-5111
Ballantrae Community Line (Snow status report).....	416-847-7250
Recreation Centre.....	905-640-1055
Ballantrae Golf & Country Club Pro Shop & Restaurant.....	905-640-6333
Schickedanz Contact.....	416-223-0710
Security Gate & Additional Fobs.....	905-640-1055
Irrigation.....	905-640-6333 ext#351
Tarion.....	1-877-982-7466

Emergency Services

When you call 911, Emergency Services asks, that as well as your street address, you **inform the operator that you live in the Ballantrae Golf & Country Club community.**

Public Services

HOSPITALS

Markham/Stouffville (Markham).....	905-472-7000
Mackenzie Richmond Hill (Richmond Hill)	905-883-1212
South Lake Regional Health Centre (Newmarket)	905-895-4521
Telehealth Ontario.	1-866-797-0000

HOME HELP & RESPITE CARE

Meals on Wheels	1-888-470-2222
Copper Country (frozen meals)	1-866-494-4333
CHATS Community Home Assistance to Seniors (Customer Service)	1-877-452-4287
(Mailbox)	1-866-677-9048
Seniors For Seniors	416-481-2733
CCAC Community Care Access Centre	1-888-470-2222
York Region Mobility Plus.....	905-762-2122 or 1 -800-774-1119
Welcome Wagon	905-640-3521

COMMUNITY ACTIVITIES

The Recreation Centre is the hub of social and athletic activities for the Ballantrae Golf and Country Club (BGCC) community. It is **essential** that you register at the Centre and you will be provided with a package that includes an electronic key fob that provides entry to the facility. In addition to the pool, tennis courts, snooker tables and horseshoe pitch there is an exercise room with treadmills, stationary bicycles, weight machines, and free weights. There are supervised exercise programs for which you must register and pay a fee. A wide range of activities is organized and conducted by both community volunteers and Recreation Centre Staff. Consult the recreation guide, published quarterly by the Centre's staff, for complete information regarding activities and contacts.

The Recreation Centre may be used, at a cost, for personal social events, that are hosted by residents of the community. Attendance is restricted to guests invited by the resident hosting the event.

The library in the Recreation Centre is available for everyone to use. It has been created by the residents who donate books and by volunteers manning it daily to keep it in order. Books can be signed out on a regular basis. The library also has four computers for the residents to use: access to the Internet is available any time the centre is open.

'*Home on the Green*' is a high quality magazine written, illustrated and edited by the residents of the BGCC Community. It is published four times a year and is delivered directly to each resident's home. Contents include reports on past and future events in our community and the magazine also profiles members of the community. The magazine is financed through advertising funds received from local business enterprises.

An active BGCC Social Committee, comprised of volunteers from each of the condo groups, organizes community activities including theatre outings, casino and shopping excursions, musical concerts, featured speakers, dances and assorted weekly events in the Recreation Centre. Annual highlights include a Christmas dinner and dance held at a local venue and each Labour Day, "Cocktails on the Green" at the Recreation Centre is an extremely popular event featuring potluck hors d'oeuvres and drinks. From time to time Condo 5 residents organize and

enjoy social events for our Condo only.

You are able to buy a permanent name badge that is very useful when attending social functions in our community. These badges are magnetic. For those unable to wear magnets for medical reasons, badges are also available in a pin type. If you would like a badge, consult the '*Home on the Green*' or the Ballantrae website to contact the person who currently takes the orders. Your Welcome Committee representative should also have the name and number of the current contact.

The BGCC Community website <https://www.hotg.ca/> is a good source of up-to-date information about the Ballantrae Community as a whole. We encourage you to follow the links to the Condo 1193 web site for information and forms directly related to us.

Email Communications from the Condo 5 Board of Directors

We have moved to an automated email system by Mailchimp. Please click on this link to register your subscription:

<https://hotg.us2.list-manage.com/subscribe?u=56d13b62a81fd6263098296c7&id=2bc8b37847>

Once you have completed the form and clicked on Subscribe button, you will be prompted to select "I am not a robot", then answer a short quiz to confirm same.

Each household can have more than 1 recipient, but each must register using the link above.

Email Communications from FirstService Residential, our property managers

The Condo Act of Ontario that was implemented in 2017 specifies that residents can only receive emails if they complete the Agreement to Receive Notices Electronically Form and submit them to the Rec Centre Office. At least one Registered Owner must complete this form.

The required fields are:

- Email Address
- Signature
- Date
- Your Condo 5 street address

Please see the form on the next page.



Ministry of Government
and Consumer Services

Agreement to Receive Notices Electronically

Agreement by owner or mortgagee to
receive notices from the corporation by
electronic delivery

Owner's or mortgagee's name _____

Condominium corporation's name _____

[York Region Vacant Land Condominium Corporation 1193](#)

In order for your condominium corporation to enter into this agreement, the board of your corporation must have passed a resolution to determine the methods of electronic communication that it will use for serving notices on owners or mortgagees. Before filling out this form, you should consider contacting the corporation to find out what those methods are.

Method the corporation will use to deliver notices to me:

☒ Email

My email address is _____

☐ Facsimile

My fax number is _____

☐ Other _____

☒ I agree that I am sufficiently served, as described in section 54 of the *Condominium Act, 1998*, if the corporation uses the method of delivering notices identified in this agreement.

Signature of owner or mortgagee

Date (yyyy/mm/dd)

Signature of individual on behalf of the
condominium corporation

Date (yyyy/mm/dd)

Signature of individual on behalf of the
condominium corporation

Date (yyyy/mm/dd)

Please affix the corporate seal or add a statement below that the person signing has the authority to bind the corporation.

Address: _____