

MERRY CHRISTMAS

YRVLCC # 968

December 2020

These have been very challenging times. I would like to thank all of you who have supported the Provincial Government Covid restrictions. These restrictions are in place for good reasons! We are a vulnerable community. The life that you save may be your own.

The Province has been placed in lock down, again. Many small businesses will not survive! Let's continue to support each other and small business owners while we celebrate the good health and safety of another day in the life of the Ballantrae Golf & C.C.

We would like to extend a warm welcome to all of our new neighbours who have chosen to relocate to our community. Our BG&CC Condominium Community continues to set the standard for Adult Lifestyle Living. While we enjoy all the amenities associated with a vibrant and constantly evolving gated community, we celebrate the privileges associated with living in the Oak Ridges Moraine, enjoying our "Country Close to the City" feeling.

I would especially like to thank my fellow volunteer Board members for their time, effort and commitment to the administration of our Board and community as a whole, over the past year. We understand and appreciate the efforts of our volunteers who do make the effort to serve.

Communications

The Board is focused on providing you with the most effective and efficient means of communication. We feel it is very important that we have the option to contact residents and provide you with regular updates pertaining to the administration and management of the Condo Corporation, as well as notification of social activities and emergency notices. If your email or contact information has changed, please advise the Board and First Services Residential.

We would also like to draw your attention to the new Home on the Green (HOTG.ca) Condo 1 community website. If you want information about the community, events or programs, this is the place to go.

Over the next few months, Board members will be contacting many residents to confirm personal contact information for our email distribution list.

Welcome and Recognition...

We would like to extend a warm and gracious welcome to all of our new neighbours and friends.

Our Social / Welcoming Committee has reached out to all of the new residents who have moved into the community over the past two years and provided them with welcoming packages.

We look forward to resuming our “Meet & Greet” event for all of our new unit owners once the government restrictions are lifted and we have all been vaccinated.

Recreation Centre

The Province is back in lock down! Our recreation centre is closed again and all of the associated programs have been suspended. The centre is still running one daily virtual fitness program.

Over the past year, several improvements have been realized at the Recreation Centre, including the new roof, new eaves troughs, upgraded change rooms, the acoustic baffles in all function rooms, the re-surfacing of the tennis courts, the installation of a new fob system and the new Dry-o-tron.

The Library book pickup/ return service and the shredding bin are still available at the front door.

Budget 2020-2021...

Over the next couple of weeks, FSR will be sending you the 2021-2022 Budget which will include your new monthly Common Elements expense amount. The budget is focused on the Board commitment to not only

maintaining but increasing service excellence for our great community while maintaining our fiscal responsibilities.

We are currently re-negotiating our contract with FSR and have recently renewed our agreement with Melfer. We are facing increased fee's with the following non negotiable contract obligations:

Porcupine Management/ Ballantrae Golf & C.C., (irrigation system) 3%

Ballantrae Natural Resources (sewage treatment plant) 3%

YRVLCC # 967 (ring road- front and rear gates) 1.5%

YRVLCC # 1202 (recreation centre) 0%

CAO (Condominium Act of Ontario)

These built-in contracts leave little consideration for dispute resolution and or negotiated settlement.

The Board is also facing substantial expenditures for the upcoming year including:

Sewer Cleaning & CCTV Monitoring

The Board has been very diligent in its preparation of the 21-22 budget. Even with all of the noted increases to our service contracts, we limited the increase to your common element maintenance expenses for 2021-2022 to 1.77 %.

Alteration Requests

Our Board managed 73 Alteration requests in 2020. The clear majority were straight forward and handled by our FSR Property Manager.

Our Community Standards Director, Jim Scrivens and our Property Manager will be reviewing all complex Alteration requests with an eye to working with you to improve or renovate your property. The Board values your desire to invest in your property. The new Alteration request forms are available for on line or hard copy submission at our Condo 1 website at HOTG.ca.

Unit owners are reminded that you are required to notify our PM once your alterations are completed.

The Board will continue to make every effort to ensure that our common element properties are maintained to the highest standards, reflecting the core values of our community: "Service Excellence".

Board Update

Congratulations to our Social / Welcoming Committee for their efforts in organizing and collecting donations for our 2020 Holiday Charity Event, the "Fill a Purse for a Sister Campaign" supporting women in the Stouffville area. A very special thanks to the generosity of Condo 968 residents and Steve Lanthier, who delivered the purses, for all the wonderful donations that made this holiday donation program such a success. Almost 100 women in need will receive purses filled with personal necessities.

I would also like to thank you all for your donations to the Toy Mountain campaign. In all, 275 toys and \$ 6,325.00 in cash/cheques were collected.

The Social Committee has organized one final request before Christmas Day. Let's join a world-wide bell-ringing Christmas Eve event to make the 2020 holiday season a bit brighter. Please see attachment.

<https://www.blogto.com/city/2020/12/toronto-join-worldwide-bell-ringing-christmas-eve/>

The following Social/Welcome committee members deserve our special thanks: Mary Bresser, Nancy Clarke, Deb Garneau, Marie Hewitt, Helen Hunt and Linda Weir.

These are just a few of many initiatives that your Board has approved in support of our new social/welcome committee. We may be virtual for the near future but we are all looking forward to the day when we can participate in community social events in person again.

email our Social Committee at Condo1Social@gmail.com

or access our website <https://www.hotg.ca/condo-1/>

If you have any questions or suggestions about these events or any future events you would like to see.

With each change in the structure of our Board and sub committee's, we grow. New faces, new ideas and a new focus on what is important to our community. Our foundation is strong, our financial structure secure and our administration sound.

Updates

We would like to welcome Adam Hassan as our new Property Manager. Congratulations on your promotion Adam. Adam is a valued employee of FirstService Residential and has been working with the recreation centre for many years as the front desk administrator and assistant PM. He replaces Alban Tershana who has been our PM for the past two years. We all wish Alban well in his future endeavours. Adam may be contacted at adam.hassan@fsresidential.com

Congratulations to Andrea Kennedy on her promotion. Andrea is now the senior PM for the Ballantrae Golf & C.C. while serving as the PM of YRVLC 1202 (recreation center), 967 (entrance and Ring Rd.) and 1066 (Condo 3).

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As you may be aware by now, Condo 968 is celebrating the 20th anniversary of being part of the Ballantrae Golf & C.C., in 2020. Congratulations go out to those current residents who established roots in our community in 2000:

Donna & Roger Appleton, Murray & Helen Bailey, Frank Braun, Linda Dallman, Jean Kinzinger, Phil and Gail Kostendoff, Sheilagh MacDonald, Karen and Ken MacKay, Sheila McLellan and Maria Short.

The Board had planned several social events celebrating the occasion. These events will be re-scheduled to a more convenient date.

Gardening Committee

Early in 2020, we established a garden committee to inspect the common area garden beds (now 20 years old) with a view to improve maintenance, replace dead plantings and upgrade where possible. The committee

completed a full inspection of all 83 beds by early June. In July and August, the committee completed plans for a total makeover of all three cul-de-sac beds (beds 1, 9 & 60), along with the garden bed surrounding the circular patio near beds 55 & 56, (overlooking the 4th & 5th golf course hole). Some very detailed sketches of each bed were prepared - which outline a very dramatic change to create, what we expect to be, absolute gardening showcases for our Condo 1 community. We expect that this work will commence early Spring 2021 and be completed in time for the summer growing season.

The garden committee, along with the social committee, had also hoped to stage the first annual Garden Tour in June of 2021. Unfortunately, this dreadful Covid 19 environment has delayed planning for this event so we hope to schedule this now for 2022.

I would like to extend a very special thanks to the committee members: Jane Shackleton, Luba Quadrini and Jim Scrivens.

Volunteers

If you have any interest in meeting new neighbours and friends, volunteering in the community and helping with new board initiatives, please consider joining our Social / Welcoming and Garden Committee's.

On behalf of the 2020-21 Board of Directors Ross Lysecki, Jim Scrivens, Helen Hunt and Jane Shackleton, I would like to extend a MERRY CHRISTMAS, HAPPY HANUKKAH, and a very HAPPY, HEALTHY NEW YEAR to all of our Condo 1 residents and families.

Phil Bannon

PRESIDENT YRVLCC # 968 on behalf of the Board of Directors