



Condo Communications

Q1 - CY 2021

Condo 5 – YRVLCC 1193

Welcome to the “Condo Communications” section of Condo 5/YRVLCC 1193’s website. Our objective in this section is to provide timely communications on subjects of interest exclusively pertaining to Condo 5 to our residents. You are encouraged to view <https://www.hotg.ca/> for information of a general nature for all of BG&CC. We hope you find this information helpful. Your suggestions on how this section can be continuously improved are welcomed.

Notifications distributed by email are in chronological order and appear below:

Email Sent March 25th, 2021

March 25, 2021

Dear Resident,

As the snow is melting in Ballantrae we are starting to see some homes with vole/grass damage that you may not be familiar with. This grass has been damaged by voles that feed and burrow through the grass in the winter. Folks are often blissfully unaware of the activity occurring beneath the snow, until damage becomes apparent upon snow melt in March or April.

When the snow recedes and the turf first becomes visible in the spring, vole damage can appear dramatic, especially when coupled with other issues such as low temperature injury or snow mold. However, voles feed only on turfgrass shoots and the vital crown tissue and root system are typically not disturbed.

In most cases the chewed-up grass only needs to be raked up. When Melfer Property Maintenance starts their spring sweeping and power raking the mess will more than like be gone.

Please note, Owners are responsible for the damage on their own lawns. The Corporation is responsible for the damage in the common areas.

If your vole damage still requires attention you may want to apply some soil and seed to level off the areas that have been affected.

Also, some trees have bark missing from the base which is caused by animals chewing at the bark (usually rabbits and maybe squirrels). If you are concerned with the damage caused to a tree please report the issue to Property Management: adam.hassan@fsresidential.com

Thank you,

Adam Hassan
Property Manager
adam.hassan@fsresidential.com
Direct Line: 647.475.4033

Email Sent March 3rd, 2021

CONDO 5 BOARD HIGHLIGHTS MARCH 2021

You are in Our Hearts Campaign

The staff at Markham Stouffville Hospital appreciated the delicious “heart-shaped” cookies on Valentine’s Day. The Ballantrae community once again showed our support of the Markham Stouffville Hospital by donating the generous sum of \$17,700. We were informed that an additional \$600.00 came in from the community following the campaign.

What is happening at the corner of Aurora Rd and 48?

We have been informed that a Shell Service Centre with a car wash will eventually be at the corner. The complete build-out with planning, by-law changes, environmental compliance and zoning will probably take 15 to 20 months before full and major construction can start. In the meantime, the existing building will be used as a gas station/office; temporary pumps will be installed soon. The house on the corner will be demolished this Spring.

Vaccination Registration

[York Region COVID-19 Vaccine](#) remains the trusted source for COVID-19 vaccine information. Resumption of bookings will occur as additional doses are made available or if bookings open up to additional shipments, no-shows or ineligible individuals.

Public Health does indicate that if you have a vaccine appointment to arrive no more than 10 minutes before your scheduled time. There is limited waiting-room space available inside clinics and you may have to wait outside.

SPRING AHEAD

Just a reminder that Sunday **March 14th** we begin daylight saving time.

Stay well,

The Condo 5 Board of Directors

Email Sent February 15th, 2021

Here is an updated notice about snow clearing on Mon - Tues Feb 15-16 from Andrew Gibson of Melfer:

Hello, so much for plan "A", so now it looks more like an "all at once" pounding overnight. Anyway we are keeping our eyes on the forecast and it's looking more like we will be starting sometime early morning Tuesday and working through tomorrow. Things can change but be sure we are on top of it.

Thanks,

Andrew

Email Sent February 14th, 2021

We have received the following notice from Andrew Gibson of Melfer, regarding snow clearing in response to the snow storm expected Mon-Tues, Feb 15-16:

Hello everyone, there is a large snow event forecasted for tomorrow and it's another one of those full-day events. If you look at the forecast, it starts early Monday morning (around 1-2am) and continues thru Tuesday with a small pause Monday afternoon. Our plan will be to probably come mid Monday morning to do the first clearing to be done by Monday evening, go home get some sleep and be right back Tuesday am. This should give the best results with the least amount of inconvenience. Please remind people to try and stay home and stay safe as weather like this and times like this is best served by staying home in the comfort and safety of our homes.

Sincerely,

Andrew

Email Sent February 9th, 2021

“YOU ARE IN OUR HEARTS” drive is on now until 5:00 p.m. on **Friday Feb. 12th**.

This is a reminder of our opportunity to recognize the Markham Stouffville Hospital staff on Valentine’s Day with 6,000 heart-shaped cookies and to raise much needed funds for the hospital to address this pandemic.

Tiny Seedlings in Stouffville has kindly offered to pay for the cookies being baked at Longo’s.

To facilitate the drive, you can drop by the Rec. Centre to pick up a donation envelope and tax receipt request.

The residents of the Ballantrae Golf and Country Club community will be acknowledged in the media for the kind gesture and fundraising.

Thank you for considering supporting the drive.

Happy Valentine’s Day

Email Sent January 29th, 2021

CONDO 5 BOARD HIGHLIGHTS JANUARY 2021

*The Board of Directors held its first meeting of 2021 this week. Fred Mucci, First Service Residential (FSR) Regional Manager, was a guest at the meeting.

Fred took the opportunity to apologize for the unfortunate error in the distribution of the initial budget package. Considering the error FSR has waived all associated budget distribution costs to the Corporation.

*Adam Hassan, our new property manager, conducted his first full Board meeting. Adam brings a great deal of understanding of the community to the role from his previous interaction with numerous residents at the reception desk. Adam is available to answer your questions or address any concerns. He can be reached at Adam.Hassan@fsresidential.com or 647-475-4033.

Recreation Centre (1202)

The Ballantrae Social Committee along with the Rec Centre staff are collaborating on some new virtual activities they hope will be available in February. The Trivia contest information was just sent out and we hope it appeals to many of you.

Dayna the Wellness Director has also been adding new virtual wellness and fitness opportunities for those interested. We look forward to re-opening of the Centre when it is safe to do so.

Landscaping

***Tree Inventory**

Two members of the Landscape Committee are working at how best to use the Bartlett tree survey data in preparing a spreadsheet so the Corporation can manage the tree assets in the future without any added expenses payable to Bartlett.

***Pear Tree Treatment**

The Board, along with the Landscape Committee, is still investigating the optimal treatment for the pear trees infected with fire blight.

Stay warm and safe,

The Condo 5 Board of Directors

Email Sent January 13th, 2021

The following email is being sent by Gail Knaggs:

During COVID, O'Malley's (a Newmarket caterer that we use for events at the Rec Centre) has been delivering dinners to Ballantrae every two or three weeks. The driver stops at one address for each phase. I am the drop off for Phase 5.

I will not contact you again if you let me know that you are not interested.

Feel free to let friends and neighbours know about the program. There is no commitment. You can choose to participate or not each time depending on whether the menu is something you want.

Friday Night O'Malley's Dinner January 15

This will be the first dinner from our caterer for 2021.

Your meal choices:

Lobster Mac and Cheese \$22.00 OR

Chicken Parmesan \$20.00

Both meals include Caesar Salad & Dessert; HST is included in the price.

Let me know your choices by Wednesday 11 A.M. and payment in cash is due by Thursday at 6 P.M.

Delivery estimated at 6:30 P.M. Friday. Pick up at 7 Tommy Armour Alley. Bring an insulated bag if possible.

Gail Knaggs can be reached at 905-591-2951, thebookster@rogers.com

Email Sent January 11th, 2021

January 11, 2021

Dear Resident,

Please see the following friendly reminder from The Ballantrae Golf Club:

Ballantrae Golf Club are seeing tracks of people walking, skiing, and snowshoeing on the Golf Course. Please be reminded that the golf course is closed and access to it is strictly prohibited. These activities on the playing surfaces of the golf course could cause damage to the grass. Ballantrae Golf Club appreciates and understands that these are difficult times but, really must request that people stay off of the greens, tees, and fairways. It is already a long winter for a lot of people and the Golf Club wants to be able to open as soon as they can in the spring and get people out there playing. Unnecessary damage may delay in opening.

Thank you kindly for your attention to this matter.

Thank you,

Adam Hassan
Property Manager
adam.hassan@fsresidential.com

Email Sent January 6th, 2021

The Condo 5 approved budget will be sent before the end of this week.

As you recall, last year the budget was sent to one email address per household. We have attempted to get that changed.

Unfortunately, the platform used by First Services Residential head office is unable to send the budget document to more than one email address per unit. Please check your junk mail folder if you do not receive the budget document in your regular email inbox. If you have questions/concerns about accessing the budget please contact Adam Hassan at Adam.Hassan@fsresidential.com

We regret this inconvenience.

The Condo 5 Board of Directors

Email Sent January 1st, 2021

We have received the following request from Melfer:

Good evening,

There is a weather advisory this evening. They are expecting a fair amount of snow overnight. The plowing will begin around 6:00 a.m. in the morning.

Our weekly pick-up of Recycle and Compost bins is tomorrow. Just a reminder to avoid placing these bins in your driveway. The plows will need to go around them and thus be unable to properly clean your driveway.

*Many thanks,
Andrew Gibson, Melfer*