



# *Ballantrae* SPRING 2021 *Newsletter*

**D**ear Ballantrae Owners/Residents: We hope that you and your families are keeping well and staying safe during this difficult time. We extend our warm welcome to the new residents who have moved in since our last newsletter. We have some seasonal reminders and important information to pass along to everyone in the Ballantrae Community.

With another winter now behind us, we are excited for what the spring and summer has to offer in this beautiful community.





# *Current Updates*

## **BALLANTRAE RECREATION CENTRE UPDATE:**

Under the current Government orders the Rec Centre facility remains closed. We continue to closely monitor news regarding the COVID 19 pandemic and various orders announced by the Municipal, Provincial & Federal levels of Government.

**Virtual Fitness Classes** are complimentary and are held Monday – Thursday live with Dayna Stoddart, our Wellness Director. This is a great way to stay connected and get some daily movement in. The full class schedule and instructions are emailed to all residents every Friday. If you have questions you may reach out to Dayna directly at [daynas@rogers.com](mailto:daynas@rogers.com)

The Social Committee continues to hold virtual trivia every second Wednesday at 2:30pm. Test your knowledge and have fun at the same time! Watch your email for registration details.

## **COMMUNITY WEBSITE:**

Please visit our community website, [www.HOTG.ca](http://www.HOTG.ca) for community updates and helpful information.

## **PHYSICAL DISTANCING:**

As the weather is now warming residents are reminded to take precaution and to appropriately physical distance from your friendly neighbour.

## **MELFER :**

Melfer is taking its own proactive measures to remain operational while mitigating public health risks associated with covid-19. Landscaping and gardening services will continue as close to normal as possible. Melfer is taking extra precaution to protect their staff and residents during this challenging situation and they look forward to continue serving our community.





# *Maintenance & Landscaping*

## **GROUNDS KEEPING AND ROAD REPAIRS:**

The Spring cleanup: Any lawn damage in the common area or homeowners property caused by the snow removal equipment will be inspected and repaired. The inspection and maintenance of common gardens will begin in early summer.

The snow removal equipment used by Melfer Property Maintenance is equipped with a plastic blade cover which aids in reducing potential damage to the interlock or asphalt. A reminder that Melfer or the corporation is not responsible for any damage caused by the snow removal equipment, which may include incidental wear and tear, minor damage, or staining of the interlock or paving; this is clearly outlined in your Corporation Documents.

Minor road cracks will be repaired by routing the crack and filling with a tar like substance. More substantial repairs may follow as required.

## **LANDSCAPING:**

The Corporation is responsible for grass, trees and/or shrubs on common property. Necessary repairs such as replanting of grass, trees, shrubs, bushes etc. on homeowners individual unit is the financial responsibility of the homeowner.

Annuals are permitted in homeowners flower beds but not in Common area beds. Please adhere to your Declaration regarding lawn ornaments, lighting etc. Although planting of annuals is permitted, please do not SEED into your tree saucers and gardens as this creates not only a messy appearance but may also be mistaken by the grounds keeping team as sprouting weeds and will be removed.

It is recommended to add soil to your trees and gardens for healthy growth of the plants.

Please do not install any bird feeder on Common Element Tree or Garden. The tree saucer or garden bed will NOT be serviced by landscaper if a bird feeder is hanging from the tree or garden.

# *Irrigation & Weeds*

## **IRRIGATION**

The irrigation system is maintained by the Ballantrae Golf Club which is operated by Porcupine Ltd. Service (commences in May). The contract includes repair and maintenance of the system as well as the regular start up and shut down duties.

If you have any of the following irrigation concerns:

- Irrigation heads not working
- Irrigation head spraying in the wrong direction, require adjustment
- Irrigation head damaged
- Irrigation head malfunction

or any other irrigation related problems with the coverage of your irrigation system, please contact Porcupine directly at 905-640-6333 ext. 351 or email: [info@ballantraegolfclub.com](mailto:info@ballantraegolfclub.com). Please leave a detailed message including your name, address, telephone number and details of the service you require. Please do not make any adjustments yourself. Under normal weather conditions the irrigation system is programmed to operate at night or early morning and cycles once every few days. The scheduled program will be altered only due to changing weather conditions, repairs or malfunctions in the system, which may warrant a change to the watering schedule.





# *Golf Course & Ring Road*



## **CONTROLLING WEEDS**

Growing a weed-free lawn with thick green grass between your toes doesn't just happen when summer starts. Problematic perennial and biennial weeds are challenging to control because they typically have extensive root systems that can propagate new shoots. Although difficult to eradicate it is possible to minimize the impact perennial weeds have by eliminating top growth and exhaust the root system. There are weed control products available on the market which may assist you in reducing the weeds on your lawn.

The Corporation has contracted TrueGreen Commercial to apply weed control Fiesta on all Common Elements and Homeowners property.

## **GOLF COURSE & PONDS:**

The Golf Course is not public property and not owned by the Condominium Corporation. The only persons allowed on the course are Golfers and Golf Course employees. Entrance to or use of any Golf Course property for any other purpose or activity is strictly prohibited and dangerous due to the risk of serious injury from golf balls, unfenced ponds and other hazards. Exercising your pet on the golf course property is considered trespassing. Please help maintain an amiable relationship with the Golf Course.

Residents are not allowed to trim, cut or plant any trees or create gardens on Golf Course property. At no time is permission granted to clear or cut naturalized grass or wooded areas, moving bounds stakes or place any bird feeders.

## **RING ROAD SPEED LIMIT:**

Please obey the 25 Km posted speed limit within our community. Exercise extra caution while driving within our community and especially on Legendary Trail where there are no sidewalks.



# *Pets & Wildlife*

**BIRD FEEDERS:** One of the most important impacts of feeding birds is that it allows people to feel connected to the natural world and enjoy the pleasure that feeding birds can bring right to our homes. However please keep in mind, bird feeders not only attract many different species of beautiful feathered creatures, but they also attract unwanted pests, and rodents.

**PET OWNERS:** A reminder to all dog/cat owners.

Please stoop and scoop and dispose of it at your own property.

This is YOUR dog and please respect your non-dog owner fellow residents.

Dogs are to be on a leash at all times, and not running loose behind your house or your neighbors' homes.

Homeowners do not appreciate your pet(s) using their private property to do their business; it is inconsiderate and also considered trespassing. Your dog must be on a leash at all times while outside your home. Extendable leashes are not recommended as the pet may extend beyond the owners view or property line and become a safety concern especially along Legendary Trail as there are no sidewalks. Cat owners should also ensure that their cats do not run loose and must be supervised when outside your unit.



# *Important Information*

## **GARBAGE, RECYCLING AND COMPOST:**

Please pay special attention to your green bin, blue box and garbage bags during windy weather to ensure your recycled newspapers etc. are bundled to ensure they are secure in your box. Please note that the use of compostable bags in the Green Bin Program is mandatory for all households in York Region. Certified compostable bags will display a 'Compostable' logo on the packaging.

## **CIRCULARS:**

Please help to keep your community tidy. Unwanted circulars delivered to your mailbox are to be taken home and disposed off in your individual blue boxes. If you are tired of receiving reams of circulars and other Junk mail in your mailbox? Tape a 4'X5' card inside your mailbox stating: Please, No Circulars or Unaddressed Mail.

## **PARKING:**

Overnight parking is not permitted on the roadways. We encourage all Residents to park their vehicles in their garage whenever possible. We also suggest that guests and trade contractors park in your driveway when at all possible to keep the roadways clear. Please note that parking on Master's North and South is not permitted as these roadways are considered Fire Routes.

Residents are requested not to park in front of the mailboxes on the interlock bricks while picking up mail.

## **WATER TREATMENT PLANT:**

The water treatment plant for Ballantrae is a privately owned plant, please do not flush wipes, as it may clog up the system and repairs could be costly. Thank you for your cooperation.

## **RECREATION CENTRE ENTRANCE:**

It is highly suggested that residents use the roundabout entrance to enter and exit the Recreation Centre opposed to the secondary entrance off Hagen Hollow.





# *Important Information*

## **STREET LIGHT REPAIRS:**

Please report any burnt out streetlights to FirstService Residential Property Management. Repairs are done quarterly.

## **SMOKE / CARBON MONOXIDE ALARMS & GARAGE DOORS:**

Please remember to replace the batteries in your smoke and carbon monoxide alarms. Below is some information regarding the smoke and carbon monoxide alarms that are installed in your homes.

KIDDE Canada has comprehensive information regarding the life span of these items on their website. Both kinds of alarms have a life expectancy and will begin to fail or malfunction by beeping. A malfunctioning alarm will need to be replaced. You may want to visit the KIDDE Canada website at <http://www.kiddecanada>. This will give you greater detail regarding these alarms.

Please remember that garage doors also require regular maintenance (oiling of rollers etc.) for safe and easy operation, this will help in case of a power outage when doors are required to be opened manually.

\*Please also remember to check your dryer vents and piping for lint and other debris.


## **WINDOW WELLS:**

With winter coming to an end, a quick check of your window well is a good idea. If debris is allowed to build up and the drain becomes blocked, there is a possibility that this could cause flooding in the basement, so please keep your wells clean as required.

## **SINK HOLE:**

If you encounter a sinkhole either on your property or in the common areas, please call Management to discuss further. Sinkhole on homeowners property becomes homeowner's obligation to repair by using gravel, topsoil and sod. Sinkholes caused by leakage in irrigation system will be repaired by irrigation water service provider. For safety reasons, it is imperative that any sinkholes are repaired immediately.





# *Important Information*

## **ALTERATION REQUESTS:**

A reminder that alterations to the outside of your home are not to be undertaken without first completing an Alteration Request Form and receiving approval. Any change to the outside of your home requires an Alteration Request, this includes replacement of Roofs and Windows, repainting of exterior door, installing Satellite Dish etc. For Shrubs or Tree replacement, please refer to Corporations approved plant list. Before undertaking any change, please read the RULES in your Home Owner's Manual or contact Management to ensure such a change is allowed and submit your Alteration Request with a drawing. Alteration Forms can be downloaded from the Community Website ([www.hotg.ca](http://www.hotg.ca)) or from the Management Office. This simple step will save you time, money and aggravation. Forms may be left in the mailbox outside or in the lobby of the Recreation Centre; or E-mail to the Property Manager.

## **PROPERTY INSPECTIONS:**

During the months of June and July, FirstService Residential Property Management will conduct the annual exterior unit inspection of each and every property to ensure compliance with the Declaration.

## **STATUS CERTIFICATES:**

Homeowner requiring to order a status certificate for your unit, please go to the FirstService Residential Ontario website <https://www.fsresidential.com/ontario> and follow the link "Order Status Certificates". If you require assistance, please call WelcomeLink at 1-888-679-2500 between the hours of 8:00a.m. and 7:00p.m. Monday through Friday.

## **SUSPICIOUS ACTIVITY:**

Any suspicious vehicles/people should be reported to FirstService Residential Management and or police after noting their license plate and providing a detailed description.

# *Contact Information*



## **CONTACT INFORMATION:**

**Property Manager: Adam Hassan**

**647.475.4033**

**[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)**

**FirstService Residential, 2645 Skymark Avenue, Suite 101, Mississauga, ON L4W 4H2**  
***Management Mailbox is located outside or in the front vestibule of the Recreation Centre.***

**Customer Care Centre 24/7: 1-855-244-8854**

**Community Website: [www.hotg.ca](http://www.hotg.ca)**