



## **Condo Communications** ***Q2 - 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:

June 24, 2021

Dear Resident,

On behalf of the YRVLCC 1193 Board of Directors,

Based on The Annual Unit Inspections conducted today, Thursday, June 24, 2021 we are pleased to announce that the majority of residents and owners are in compliance with the Corporation's Community Standards, Rules and Declaration.

Letters will be sent early next week for any noted infractions.

We are very pleased with the efforts of each of you in maintaining the conditions of your properties. The Corporation as a whole is looking beautiful and this is because of your hard work and diligence.

During our inspection we did note some signs of weeds in driveways and steps. Please be reminded that this is the home owners' responsibility. If this applies to you, we kindly ask that the weeds be removed.

Thank you for your support.

Take care and be safe,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

2645 Skymark Ave., Suite 101 | Mississauga, Ontario L4W 4H2  
Customer Care Center: 1.855.244.8854 | Fax: 416.293.5904

[www.fsresidential.com](http://www.fsresidential.com)

*Email Sent June 24<sup>th</sup>, 2021*

## **CONDO 5 BOARD HIGHLIGHTS JUNE 2021**

### **ANNUAL GENERAL MEETING (AGM)**

You have received the preliminary notice for the upcoming AGM to be held virtually on **Wednesday July 28<sup>th</sup> at 2:00 p.m.**

The complete AGM package will be sent on **July 13<sup>th</sup>, 2021.** After that date, you will be sent the registration information.

It is important that you register online using the same device (computer or smartphone) that you will be using to access the meeting. Last year some residents were unable to join because of differences in devices.

### **POSITION ON THE BOARD OF DIRECTORS**

You will note that there are two open positions at this year's AGM. Homeowners who wish to become candidates are asked to complete the disclosure and resume forms and submit them to Adam before 9:00 a.m. July 1<sup>st</sup>. Both Susan LaRosa and Bruce Black intend to seek re-election for another term.

## **LANDSCAPE NEWS**

As you may be aware, the Board with the assistance of the Landscape Committee, has implemented revitalization of selected common gardens every year. This summer the following gardens will be completely redone - Beds # 5,14,24,26 and the circle at Horton's First. Nine (9) other common gardens will be improved by removing dead spireas and in some cases installing additional plants. Cost of these projects will be charged to the Reserve Fund.

## **GYPSY MOTH**

All 5 residential Condo Corporations, plus # 967 ("Ring Road"), #1202 (Rec Centre) and the golf course have contracted an independent arborist who will be monitoring the gypsy moth caterpillar situation and will be in a position to recommend a community strategy to minimize the infection next summer.

## **TREE BRANCHES**

There are some low tree branches on some properties that make it difficult for Melfer to cut the grass. Therefore, we have asked Melfer to trim those trees to enable the grass to be cut without injuring the crews on mowers.

# Happy Canada Day



Stay well,  
**The Board of Directors**

June 22, 2021

Dear Resident,

On behalf of the YRVLCC 1193 Board of Directors,

We would like to take this opportunity to thank all owners who have been keeping their properties in outstanding conditions and in compliance with the Corporations Community Standards, Rules and Declaration.

To ensure compliance is followed by all, on Thursday, June 24, 2021 (weather permitting) Property Management will be conducting the Annual Unit Inspections of the exterior of each property.

Please do not be alarmed if you see someone walking or driving the golf cart on or around the perimeter of your property.

On another note, TruGreen will be back to spray a second application of weed intervention later this week or early next week. Please do not interrupt the technicians while they are spraying. If you have any questions or concerns please contact Property Management.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

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June 22, 2021

Dear Resident,

On behalf of the YRCECC 967 (ring road),

This is to notify you that Davey Tree, The Corporation's arborist will be performing needlecast treatment on all YRCECC 967 (The Ring Road) affected common element trees on Wednesday June 23rd, 2021 and Thursday June 24th 2021. This includes Masters North & South, Ballantrae commons and Legendary Trail. Please avoid walking or lingering where the technicians are actively spraying. In addition, if you have a yard that backs onto the common road, to avoid the possibility of over spray we would suggest going indoors while a technician is near your home.

YRCECC 967 thanks you kindly for your patience and co-operation.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

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June 17, 2021

Dear Resident,

Gypsy Moths are an invasive caterpillar that are affecting many regions in Ontario to varying degrees and, until now, mostly skipped the Ballantrae community.

York Region provides detailed information about gypsy moth

<https://www.york.ca/wps/portal/yorkhome/environment/yr/forests/LDDmoth/LDDmoth>

Early season inspections did not indicate signs of gypsy moth but, as of recent they have made their presence known. We have contacted our Arborist, Davey Tree, to inspect and provide options for treatment and/or prevention. Davey Tree advises that the window to do the necessary *preventative* measures is in April and early May but there are ways we can head them off from a far worse season next year.

Davey Tree advises that there is a spray option available for treatment at this stage. This treatment is effective at reducing the current population at the time of treatment, but does not prevent the caterpillars from returning. Unfortunately, the insecticide used for treatment categorized as a “red label” product and poses health and environmental risks beyond what the board believes to be within the threshold of the community.

The Board of Directors and Management are currently investigating options with industry professionals for plans to prevent/control next seasons possible outbreak.

During the current season there are a few things home owners can do to help reduce the populations. The link above, to the York Region webpage, contains details and videos on home prevention ideas.

We will be providing burlap banding kits for any residents who wish to try this method. Your kit will include a piece of burlap, twine to tie it and a print out of the instructions. You may pick up your kit from the Rec Centre during business hours Monday to Friday.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

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June 16, 2021

Dear Resident,

On Behalf of the YRVLCC 1193 Board of Directors,

Due to the dry weather conditions and lack of substantial rainfall the following updates have been provided by the Corporations service providers:

Melfer Property Maintenance is raising the mower blades to 2 3/4 to ensure the grass fares a little better during the hot and dry spells.

Porcupine Management is increasing the percentage of the irrigation water cycles. This will mean that some areas will run past 8:00 am.

On another note,

The June 2021 edition of the Home on The Green magazines will be delivered over the next couple of days to all residents. Delivery personnel wearing gloves will place your magazine in front of your front door, ring the door bell and leave.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

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June 15, 2021

Dear Resident,

Please read the below announcement from YRCECC 967 (The Ring Road),

This is to notify you that Davey Tree, The Corporation's arborist will be performing needlecast treatment on all YRCECC 967 (The Ring Road) affected common element trees on Wednesday June 16th, 2021 and Thursday June 17th 2021.

This includes Masters North / South, Ballantrae commons and Legendary Trail. Please avoid walking or lingering where the technicians are actively spraying. In addition, if you have a yard that backs onto the common road, to avoid the possibility of over spray we would suggest going indoors while a technician is near your home.

YRCECC 967 thanks you kindly for your patience and co-operation.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

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May 31, 2021

Dear Resident,

On behalf of the YRVLCC 1193 Board of Directors,

Davey Tree, The Corporations arborist will be on site tomorrow, Tuesday, June 1, 2021 to spray the common area and home owner spruce trees with Needle Cast treatment.

Please relocate your vehicle if parked nearby a spruce tree to avoid any possibility of overspray.

On another note, please be reminded to properly secure items in your blue recycling bins. Due to the high winds on scheduled garbage pickup days we have noticed an influx of garbage blowing around the community.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

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*Email Sent May 27<sup>th</sup>, 2021*

## **CONDO 5 BOARD HIGHLIGHTS MAY 2021**

### **SAVE THE DATE**

It is difficult to predict when the safety restrictions will allow for large crowds indoors. Therefore, in order not to delay the Annual General Meeting (AGM), we have scheduled a virtual AGM on **Wednesday July 28<sup>th</sup> 2021 at 2:00 p.m.** More details will follow.

### **ALTERATION REQUESTS**

Just a reminder that any change to the exterior of your house or planting or removal of trees etc. requires an Alteration Request. The process is now very streamlined enabling a status decision in a reasonable timeframe. Please visit these web pages:

- [Alteration Request Process](#)
- [Alteration Request Form and Procedure](#)

### **UNIT INSPECTIONS**

Our property manager, Adam, will be conducting the annual unit exterior inspections during the month of June. Adam has been a great addition to our Board. You have probably seen him out and about in Condo 5.

### **PRESIDENTS' COUNCIL**

The Presidents of the 5 residential Condo Corporations have been meeting on a regular basis to discuss issues and share best practices and ideas. A Treasurers' Council has also been formed and has been meeting.

**SENIOR MANAGER**

As many of you know, Andrea Kennedy has been in the role of Senior Manager for FSR and it has proven beneficial to all Condo Corporations. She organizes the other property managers and identifies areas that could benefit from coordination.

An example is a plan to coordinate a centralized schedule of sewer flushing and CCTV inspection that would save each condo corporation on engineering costs.

Another example is Condo 5 benefitting from a joint endeavour to seek an insurance company that dealt with Vacant Land condominiums.

**CONDO CORPORATION #967 (Ring Road)**

Andrea, as property manager of #967, has worked closely with the Board of Directors to appoint a Ballantrae resident to the #967 Board.

Susan LaRosa, our president, has been appointed to the #967 Board of Directors and will provide the voice of residents.

**MELFER PROPERTY MAINTENANCE**

The corporation received a credit memo from Melfer based on the reduced cost of salt this winter. The cost of salt had increased the previous year because of high demand. The Board budgeted accordingly and this year the cost was reduced because of over-supply. The gesture was appreciated.

Stay safe,

**Condo 5 Board of Directors**

*Email Sent May 14<sup>th</sup>, 2021*

May 14, 2021

Dear Resident,

On behalf of The YRVLCC 1193 Board of Directors:

Due to scheduling conflicts and poor communication on the part of TruGreen, the lawns were not sprayed with Fiesta Weed intervention on Thursday, May 13 and Friday May 14 as indicated in our previous communication. Please be assured that an appropriate resolution will be provided. We truly apologize for inconvenience and miscommunication.

On a more positive note, please click the below link to find the 2021 Community Spring Newsletter. A great source of useful information and seasonal updates:

<https://www.hotg.ca/wp-content/uploads/2021/05/FSR-Newsletter-Spring-2021.pdf>

Be well and have a wonderful weekend.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

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*Email Sent May 12<sup>th</sup>, 2021*

May 12, 2021

Dear Resident,

On behalf of the YRVLCC 1193 Board of Directors

The Corporation has selected TruGreen Lawn Care to help eliminate and control the spread of dandelions and other unsightly weeds.

Weather permitting, a technician will be on site Thursday, May 13 (Hortons First, Lord Byron, Arnies Chance) and Friday May 14 2021 (Babes Way, Berg Ct & side streets) to spray the lawns with Fiesta Broadleaf Herbicide.

This fast-acting, liquid weed control is odourless, pet friendly and rain-fast within a few hours. Please do not communicate directly with the technicians, should you have any questions or concerns please contact us.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)  
Direct Line: 647.475.4033

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*Email Sent April 27<sup>th</sup>, 2021*

April 27, 2021

Dear Resident,

On behalf of The YRVLCC 1193 Board of Directors, please see the below communication update in regards to Tree Care Maintenance:

A technician from Davey Tree, the Corporation's arborist will be coming tomorrow morning, Wednesday, April 28 to complete a deep root fertilization treatment on the front yard pear trees. They will be onsite all day from approx. 8am until 2:30pm.

Treatment is applied below ground using a prong and rod.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

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*Email Sent April 26<sup>th</sup>, 2021*

April 26, 2021

Dear Resident,

On Behalf of The YRVLCC 1193 Board of Directors please see the following update from Porcupine Management in regards to the irrigation system:

Porcupine will be running irrigation cycles tonight night and tomorrow night in preparation for the season. Their technicians will be available Tuesday and Wednesday mornings to monitor and make necessary repairs.

Throughout the season should you require additional repair or service please call:

905-640-6333 ext. 351 or e-mail [info@ballantraegolfclub.com](mailto:info@ballantraegolfclub.com)

Please leave a message including your name, address, telephone number and the details of the service which you require.

Thank you,

Adam Hassan

Property Manager

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

2645 Skymark Ave., Suite 101 | Mississauga, Ontario L4W 4H2

Direct Line: 647.475.4033

Customer Care Center: 1.855.244.8854 | Fax: 416.293.5904

*Email Sent April 22<sup>nd</sup>, 2021*

## **CONDO 5 BOARD HIGHLIGHTS APRIL 2021**

The Board of Directors held its monthly meeting via Zoom to address the business of the Corporation. Here are items of interest:

### **Tree Maintenance**

The Board decided to reach out to other tree maintenance companies to compare services and costs.

It has been decided to contract with Davey Tree Care who will maintain our inventory of trees. Davey Tree has also contracted with all residential Condo Corporations as well as #967 and #1202.

A zoom meeting was held to go over the Board's expectations and to hear how Davey Tree Care will be providing the service. Those in attendance were .....

- Jeanne B - the Chair of the Landscape committee
- Adam H - the property manager.
- Susan L - the President and
- Joshua from Davey Trees

The change in company will also save the Corporation a decent amount of budgeted funds.

The product being used is “Pristine”. It is a common product used in greenhouses and food production, and is used to control a wide variety of plant diseases. It is our understanding that the product is harmful when in its granular form and the only one with that level of exposure is the technician during the mixing process.

We have asked Joshua from Davey Tree to give us more notice before spraying the trees so we can provide homeowners with advance notice. Homeowners may wish to move their cars away from their trees on spray dates to avoid any spray on their cars.

### **TruGreen Lawncare**

Again, the Board reached out to other vendors for weed control and found them to be substantially more expensive.

We have therefore decided to continue with TruGreen with the understanding that we are notified prior to their weed spraying and the extent of the spraying.

Adam, our property manager, will be monitoring the lawns following the spraying and following up with TruGreen should they need to return and take care of certain areas.

### **New Standard for Augusta Model**

Homeowners with Augusta model may submit an Alteration Request to replace the small garden (approx. 16” X 90”) located between the garage and the front walkway with paving stones. The new standard can be found on page 9 of the latest edition of [Community Standards](#).

**Damaged Lawns**

Each year there are some lawns in need of repair because of the snow clearing equipment.

Melfer has notified us that sod will not be available until at least the end of April. Since they do not like to use the first batch, it will be the first or second week of May (second batch) when they start the sod repairs.

**Insurance Policy**

As indicated in the budget details, Condo 5 has changed to an insurance broker who is familiar with the elements of a Vacant Land Condominium Corporation instead of a high-rise condominium. Northbrook Insurance recognizes our unique needs at significant savings and comes into effect on May 1<sup>st</sup>.

**General**

We all hope that this recent stay-at-home order will reduce the daily number of Covid 19 cases, and we will return to life with fewer restrictions.

Stay safe,

**The Condo 5 Board of Directors**

*Email Sent April 20<sup>th</sup>, 2021*

April 20, 2021

Dear Resident,

On behalf of the YRVLCC 1193 Board of Directors, please see the following update from Melfer Property Maintenance in regards to the anticipated snowfall:

As we are now in mid-April we have already began our spring work and we are minimally equipped for snow removal. In preparation for tomorrow's snowfall, we were able to retrieve some of our snow removal equipment. We are prepared to salt the roads and sidewalks as required.

With a minimal snowfall we plan to plough the roads but not the driveways. Dumping too much snow on the already swept, raked and fertilized lawns could cause adverse effects.

With a heavy snowfall we plan to clean up the driveways as best we can but with minimal equipment please expect delays.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

*Email Sent April 19<sup>th</sup>, 2021*

April 19, 2021

Dear Resident,

On behalf of The YRVLCC 1193 Board of Directors, please see the below communication from the Condo 5 Arborist regarding tree spray:

With the recent warmer weather and with the apple/ pear trees leaves beginning to emerge, on Tuesday, April 20 2021 a single spray application will be applied to the front yard Pear trees for Fireblight control. The technician should be on site between the hours of 8:30am and 2:00pm. Signage will be posted appropriately.

Thank you,

Adam Hassan  
Property Manager  
[adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com)

*Email Sent April 16<sup>th</sup>, 2021*

April 16, 2021

Dear Resident,

The Government of Ontario has announced enhanced restrictions including the closure of outdoor amenities.

In complying with all Provincial orders the tennis courts at the Rec Centre will be closed effective today.

Board of Directors and management will continue to work together closely and monitor the situation in the best interest of the Ballantrae Community.

To read the full announcement from the Province of Ontario, click the link below.

<https://news.ontario.ca/en/release/61192/ontario-strengthens-enforcement-of-stay-at-home-order>

Thank you,

Andrea Kennedy  
Property Manager  
[andrea.kennedy@fsresidential.com](mailto:andrea.kennedy@fsresidential.com)

*Email Sent April 9th, 2021*

April 9, 2021

Dear Resident,

The Board of Directors is pleased to announce that the tennis courts will be open for play effective 8:00am on Saturday April 10<sup>th</sup>, 2021.

The current policy for usage of the tennis courts is attached to this message and will be posted on <https://hotg.ca/> Please review this policy carefully prior to attending the tennis courts. We trust that all Ballantrae players will abide by the posted restrictions. Unfortunately, at this time SINGLES only play will be permitted.

**It is with extreme caution that the Board has approved the opening of the tennis courts. We have received guidance from the Town of Stouffville that singles tennis is permitted under the Provincewide Stay at Home Order, and the Town is not currently supporting doubles play. It is expected that all health and safety restrictions will be followed to allow for safe play on the courts. The surge of COVID cases is alarming. We will provide an immediate update should we receive direction that would permit doubles play in the future.**

All tennis player must self-assess for COVID 19 as per the province of Ontario guidance prior to attending the courts.

<https://covid-19.ontario.ca/self-assessment/>

Sign-up is on the board at the courts - 2 days in advance starting at **8:00am**.

The courts will be open from 7:00 a.m. to 9:00 p.m. daily.

We thank you in advance for your co-operation.

Thank you,

Andrea Kennedy  
Senior Property Manager  
[andrea.kennedy@fsresidential.com](mailto:andrea.kennedy@fsresidential.com)