



## **Condo Communications**

### ***Q3 - 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 September 17<sup>th</sup>, 2021

## **New Standard - Security Cameras and Motion-Activated Lighting**

Due to increased interest in home security, a new Standard has been created: "Security Cameras / Motion-activated Lighting" that is now available on our Condo 5 web site; click [here](#) and see pp. 27-28.

If you have already installed Security Cameras and/or Motion-activated Lighting without an approved AR, you must now submit an AR with the details of the installation.

All alteration requests will be reviewed by the Property Manager and Standards Committee.

The Condo 5 Board of Directors

*Email Sent September 5<sup>th</sup>, 2021*

## **Condo 5 Board Highlights September 2021**

### **Federal Election**

As we are all aware, the Federal election is taking place on Monday September 20<sup>th</sup>. Voting will take place at the Rec Centre. Details of early voting, voting by mail and other relevant information can be found at

<https://www.elections.ca/home.aspx>

### **Election Signs**

The Canada Election Act allows owners to display election signs on their unit property.

The Act does allow the Condo Corporation to limit the size of the sign. It is anticipated that owners will only display reasonably sized signs. The sign should not interfere with the lawn maintenance thus it is recommended that election signs only be placed in the garden beds or windows, not on the front lawn.

### **Driveways/Walkways/Steps**

This is another reminder to owners to address the grass growing between the bricks of their interlock driveways, walkways, and steps. The Community Standard requires that all be free from grass and or weeds. Thank you for addressing this at your earliest convenience.

## **Speed Control**

The topic was again brought up at the AGM. Therefore, the Board is presently pursuing possible means of controlling the speed of drivers of residents, visitors, and service vehicles. More details to follow.

## **Fill a Purse Campaign**

Majority of the Condo Corporations are supporting the campaign by ensuring their owners are aware of the annual “Fill a Purse campaign”. Here is the general information on their website

[https://www.fillapurseforasistercampaign.ca/?fbclid=IwAR0X9rnhXillp3CSCKE9eSgFOvzGTri6oxbBDXmqExlT5yEUguU\\_7DN0mHY](https://www.fillapurseforasistercampaign.ca/?fbclid=IwAR0X9rnhXillp3CSCKE9eSgFOvzGTri6oxbBDXmqExlT5yEUguU_7DN0mHY) More specific Ballantrae information will be posted on Home on the Green when available. There will be November dates for drop off in Ballantrae.

## **Reserve Fund Study**

We are working with Building Sciences Inc. to develop a new study. As previously mentioned, we are ensuring all legitimate expenses are allocated to the reserve so as to not impact the operating budget.

**Alteration Requests (AR)**

Just a reminder that all changes to the exterior of your unit require an Alteration Request. The planting or removal of trees and landscaping changes also require an AR. We have streamlined the process and the timeline for approval/denial has been reduced. The AR form and procedure can be found at [Condo-1193-Alteration-Request-Form-procedure-20190527.pdf \(hotg.ca\)](#)

Enjoy the Labour Day weekend,

**The Condo 5 Board of Directors**

## **Condo 5 Board Highlights July / August 2021**

### **Condo 5 Board of Directors for 2021/22**

President: Susan LaRosa / 1202 Representative

Treasurer: Bruce Black

Secretary / Communications: Paul Mak

Liaison with Committees: Ron Feddersen

Director: Susan Simpson

---

### **AGM**

The Annual General Meeting took place on Wednesday July 28<sup>th</sup> at 2:00 p.m. Quorum (25% of 159 households) was achieved with 44 registrants and 3 proxies.

The audited financial statements were approved as presented. Should you have any questions regarding the statements please contact Adam who will forward them to the auditor for response.

### **President's Report:**

There were a few additional items mentioned that were not part of the original AGM package.

- The value of the Presidents' Council was emphasized. As you are aware, the Council is made up of the 5 Residential Condo Corporation Presidents. It has become a forum for an active exchange of ideas and collective strategy. As previously mentioned, while each Corporation has its own
- by-laws etc., we have much in common as residents of Ballantrae. You will receive updates, when available, in our monthly highlights.
- We have been asked in the past to provide an actual unaudited monthly statement prior to budget setting. This is not a requirement of the Condo Act. However, we wanted to acknowledge the request when we sent this fiscal year's budget in January. The budget was accompanied by a detailed description as to what the Corporation could control and what was out of our hands. We trust that may have been helpful.
- We will be obtaining a new Reserve Fund Study with the goal of minimizing our operating increase by maximizing charging of eligible expenses to the Reserve Fund.

**Committees' report:**

- Ron Feddersen highlighted his report and thanked all the residents who are part of the Community Standards and Landscaping Committees for sharing their time and talents.

**Communications:**

Paul Mak indicated that 97% of Condo 5 residents subscribe to the Board Highlights and Newsletters. This subscription enables these residents to be current on Condo news.

**#1202 (Rec. Centre)**

Further to the report issued in the AGM package, there have been questions on the status of the bocce courts.

The Board is working with a landscape architect to determine the best location and at the same time consider other long-term changes to enhance the back area of the Rec. Centre. These changes are all contingent on available funding.

**#967 (Ring Rd.)**

Further to the report included in the package, the Board is presently in negotiations regarding the interlock brick work at the front entrance off Highway 48. It should be upgraded sometime this fall.

Andrea Kennedy is the property manager of #967, however if Condo 5 residents prefer speaking to or emailing Susan LaRosa, she is comfortable with that.



## **Elections**

There were no nominations put forward at the AGM. Therefore, Bruce Black was acclaimed for another 2 years and Susan LaRosa for another 3 years.

## **Question Period**

There were several questions during the Q and A that we would like to share to keep everyone in the loop:

- It was mentioned that some driveways need weed removal. We thank you for addressing this issue if your driveway has weeds.
- There was an inquiry as to the topics being addressed by the Presidents' Council. The Council is still in the discussion stages and has no concrete information to share currently.
- The speed of vehicles in the community is still a concern. Several years ago, we did traffic signs, but many commercial vehicles are not paying attention to the signs. The Board will discuss this issue at our next board meeting and determine what options, if any, we have.
- The painting of the door at the gate house and the small fences on both sides was acknowledged. The request was to have the windows cleaned. This has now been done.

- There was a question as to the next step for dealing with Gypsy Moths (LLD). All 5 residential Condo Corporations, #1202, #967 and the Golf course have engaged an independent consultant who will advise as to the extent of the infestation and will be recommending a treatment in the spring to limit the impact.
- Japanese beetles are back. Please refer to the last page on [this document](#) on Condo 5 website for more information.

### **Suggestions / Concerns / Questions**

Your first line of contact is Adam, our property manager, who can be reached at [Adam.Hassan@fsresidential.com](mailto:Adam.Hassan@fsresidential.com) or at 647-475-4033.

We look forward to Stage 4 of the re-opening plan in August.

Stay well,

**The Condo 5 Board of Directors**