

## **CONDO 4 BOARD HIGHLIGHTS – SEPTEMBER, 2021**

### **Community Standards Committee**

The Committee met on September 9 with the focus of this meeting to define Community Standards and the Committee's role, responsibilities, expectations, and process. Presentation material from the first meeting was further discussed to ensure that all questions and concerns were addressed.

A number of Community Standards items were identified for discussion including:

- Patio blinds on back patios
- Security cameras on back yard patios
- Smart doorbell cameras
- Planting annual flowers in tree saucers in front yards
- Use of mulch around trees and gardens
- Review of garage door colours

The Committee will make their recommendations to the Board and the Board will communicate any rules changes to the residents with a 30-day grace period before the changes come into effect. The next Committee meeting is scheduled for Thursday, October 14.

### **Presidents Council**

The Council has not met since our last report.

### **General Information**

TruGreen was on site September 9 to make the third Fiesta application for weed control. The next and final application will be in the first two weeks of October.

Melfer advised that some of the shrub replacements identified in the Gardening Review earlier this summer will have to wait until next spring due to lack of stock available.

The Board has had communication with Melfer to ensure that the spirit of our contract is being followed for activities like grass cutting and edging. Melfer has assured us that this will be given the priority it deserves moving forward.

The Reserve Fund Draft Study by Building Sciences has been received and the Board will commence their review in October. We will provide updates in future communications.

The number of Alteration Requests received since January 1 to September 30 is 67. This number is expected to climb before the year ends.

Site inspections for rule violations, resident complaints and Board concerns are up-to-date.

Stay safe and enjoy the beautiful fall colours.

Your Condo 4 Board,

Jenny Gould, Joanne Pagliocca, Doug Major, David Small, Steve Smith