



Condo Communications

Q4 - 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 December 27th, 2021

December 27, 2021

Dear Resident,

Please be informed that there is a freezing drizzle advisory in effect for overnight tonight. Periods of freezing drizzle may result in a thin layer of ice on driveways, roadways and walkways. Please take extra precaution when outdoors.

Melfer Property Maintenance will be on site to monitor the situation and keep the roadways as safe as possible.

Thank you,

Sincerely,

Adam Hassan

FS Residential

adam.hassan@fsresidential.com

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

December 27, 2021

Dear Residents of The Ballantrae Golf & Country Club Community,

The Y.R.V.L.C.C. 1202 Board of Directors would like to inform you that an individual who was in the Recreation centre during the week of December 20th 2021 has tested positive for COVID-19.

Our management partner, FirstService Residential has communicated appropriate next steps with the individual in accordance with the Public Health of Canada (PHAC) guidelines.

Our board has partnered with FirstService Residential to continue to follow the Public Health Agency of Canada's [enhanced environmental cleaning and disinfecting recommendations](#) for COVID-19.

To minimize the potential spread of the highly contagious coronavirus (COVID-19), we cannot emphasize enough how important it is that everyone in our community continue to follow the PHAC Guidelines for hygiene and social distancing. These include:

- Stay at home and away from others if you feel sick or have any symptoms, even if mild
- Avoid physical contact with others
- Avoid close spaces, crowded places, and close contact
- Wear a non-medical mask or multi-layer tightly woven face covering when:
 - Indoors in public spaces
 - Indoors or outdoors in closed spaces, crowded place and close contact situations where you can't keep 2 metres away
- Go outside to exercise
- Keep 2 metres away from anyone who doesn't live with you
- Wash your hands often with soap and water for at least 20 seconds or carry hand sanitizer containing at least 60% alcohol
- Wash or sanitize your hands often, especially:
 - Before eating or drinking
 - When you enter and exit a building
 - After you touch common and frequently touched surfaces or object

- Cough or sneeze into a tissue or the bend of your arm; dispose of any tissue as soon as possible and wash your hands
- Avoid touching your eyes, nose, or mouth with unwashed hands
- Clean and disinfect frequently touched objects and surfaces

For additional information about how each of us can contribute to prevention efforts, please visit the [PHAC website](#).

To ensure you receive important communications regarding COVID-19, please verify that you have an up-to-date email and phone number with FirstService Residential. We encourage residents to take basic health precautions and practice social distancing to stay healthy. For up-to-date information, please visit the [PHAC website](#).

Please discuss any personal health questions or concerns you may have relating to COVID-19 with your healthcare professional.

Thank you.

Y.R.V.L.C.C. 1202 Board of Directors for the Recreation Centre.

Andrea Kennedy

Senior Property Manager

Andrea.kennedy@fsresidential.com

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

Customer Care Center: 1.855.244.8854

Email Sent December 5th, 2021

Condo 5 Board Highlights December 2021

Next Year's Budget

The Board discussed the details of the budget and reviewed the proposed contracts for the coming year. Homeowners will receive the budget package during the first week of January.

Melfer

The year-around maintenance contract with Melfer is set to expire on March 31st, 2022. The Board requested it be extended to October 31st, 2022 to correspond with the other Condos' contracts that expire at the end of October of any given year. As a sign of good faith, Melfer extended our contract until the end of October without an increase.

Tree Treatment-Spider Mites

Spider Mites were identified on most of the spruce trees during Fall inspection. To prevent further damage ("bleaching" of the needle colour), a horticultural oil application was approved and has been applied to all spruce trees.

Garbage

Just a reminder to put your garbage at the curb no earlier than 5:00 p.m. the night before pick-up day.

Thank you for tying down your loose garbage to avoid it blowing down the street on windy days.

Ballantrae's Second Toy Mountain Drive

Once again, residents of Ballantrae can contribute to the Salvation Army CTV Toy Mountain campaign by dropping off unwrapped toys at the Recreation Center until Saturday Dec. 18th. Monetary donations are also accepted and appreciated.

For your convenience you may also e-transfer to

Janicecharitos163@gmail.com; please indicate in the message box "Toy Mountain 2021". All details can be found at [Ballantrae Golf & Country Club Toy Drive supporting \(hotg.ca\)](http://Ballantrae Golf & Country Club Toy Drive supporting (hotg.ca))

Fill a Purse for a Sister Campaign results

Thank you to all who participated in the campaign.

There was a friendly challenge between Stouffville's Mayor Iain Lovatt and Newmarket's Mayor John Taylor. The final count: Stouffville **1444**----Newmarket **941**

The Board of Directors for Fill a Purse for a Sister Campaign is grateful for both Mayors' commitment to women in crisis in York Region.

For Your Information

Our property manager, Adam Hassan, is on holidays this week. Andrea Kennedy, senior property manager will be handling his portfolio during his absence. She can be reached at 416-847-1363 or andrea.kennedy@fsresidential.com

Home on the Green website

Keep up to date with the news in Ballantrae by checking the [HOTG website](#) on a regular basis. There are alerts on travel and booster shots as well as a warning about a scam from USA.



We wish you a Happy & Healthy New Year.

The Condo 5 Board of Directors

December 3rd, 2021

Dear Resident,

Please take a moment to read the following seasonal reminder regarding snow removal:

Snow removal will begin after an accumulation of a minimum of 2 inches or once the snow has stopped falling if a major snowfall is expected. Melfer has a night watch person on site every evening to monitor when snow clearing will be necessary. Please note that vehicles parked on the street interfere with snow removal; therefore please refrain from parking on the street. Driveways with vehicles parked on them will **NOT BE CLEARED** for safety and insurance reasons. Parking in your garage is necessary in the winter but it is appreciated year round. The contractor is not responsible to return to clear the driveways or areas where vehicles were previously parked. It is the home owners responsibility to apply salt/ice melt to their walkways & driveways. Please also avoid leaving blue bins on your driveway if there is a snow fall expected.

In regards to clearing the driveways, the blades used on the snow clearing machines have plastic on the edge; however, they still may leave marks or scratches on the driveways during the snow removal process. This is considered normal wear and tear and the contractor and/or the corporation is not responsible for these damages. Damage to lawns and/or sprinkler heads incurred during snow removal will be repaired in the spring.

SAFETY AND SNOW CLEARING EQUIPMENT:

- When you see machines with blue lights working, THEY have the Right of Way. The blue light means **STAY BACK, KEEP CLEAR** – they cannot see you!
- When approaching snow clearing equipment, we recommend the following:
- Be patient around snow clearing machines.
- Try and take a different route around working snow clearing machines, even if that means turning around.
- Stop at least 100 feet away or two houses.
- Wait until the machine operator has made eye contact with you.
- Once the operator is facing you and the machine has stopped moving, then you should proceed.
- When two machines are working together, make sure they both see you.
- Be aware of reduced visibility.
- Do not pass between snow clearing machines in tandem.

Thank you & have a wonderful weekend,

Sincerely,

Adam Hassan

Property Manager

Email Sent November 3rd, 2021

CONDO 5 BOARD HIGHLIGHTS NOVEMBER 2021

Reserve Fund Study

The 2021/22 budget information provided for the current fiscal year indicated that 7 % increase was required but we would work to reduce that in subsequent years.

The Board has approved the Reserve Fund Study for the next 3 years. The increase to the fund will be 2% each year. The Board also included allocating all eligible expenses to the Reserve Fund thereby reducing impact to the operating budget.

Budget 2022-23

The Board will be deliberating on next year's budget once it has received the relevant information from our service providers.

Important updates:

- **Tagged trees** — Trees that have been identified with an orange ribbon/tag require their lower branches to be removed to reduce interference with lawn maintenance. If you do not want Melfer to remove your lower branches, you must remove the orange ribbon/tag from your tree by Tuesday, November 10, 2021. Alternatively, you may remove the branches yourself or increase the tree saucer size slightly at your own expense.

- **Power generators** require an AR (alteration request). The standard has specific requirements to ensure # 3 of our [Condo Rules](#) entitled *Quiet Enjoyment* is respected. Should you, by chance, have a power generator at this time and have not submitted an AR, please do so at your earliest convenience.
- The **Bell Internet Signal Receiver** falls under the standard for Satellite Dish and requires an AR. Homeowners who have or want to install a new Bell Internet Signal Receiver are asked to submit an AR to explain details of installation and to meet the requirements of the standard; see pages 26-27 in [Community Standards](#).

Other items of interest:

- Canada Post has advised that **Condo 5 mailboxes** will be replaced in the 2022 season, exact date to be advised.
- The Board continued discussing options for **traffic control** on our Condo streets. With the onset of winter, no option will be implemented until Spring.
- **The burlap** wrapped around trees during the moth infestation can now be removed.

- As previously mentioned, Condo 5 has joined the other residential Condo Boards, #1202, #967 and the golf course to engage a **consultant arborist** to determine the extent of the moth infestation and develop an option for the community. The first phase of the consulting program will commence late November/ early December.
- **“Fill a Purse”** campaign drop off will take place at the Rec. Centre on Monday Nov. 22nd to Saturday Nov. 27th.

Racoons

Racoons are still among us and causing some damage.

It appears that they enter through the soffit where two roofs come together over the patio. This creates a wedge where the racoon simply stands up and pushes the soffit up enough to enter the home. They seem to favour the Castle Pine and the Innisbrook models. You may wish to check your unit for uninvited guests.

Reminder

Daylight Savings Time ends at 2 a.m. on Sunday Nov. 7th; our clocks fall back one hour.

The Condo 5 Board of Directors