



FirstService
RESIDENTIAL



Ballantrae WINTER 2021 *Newsletter*



Dear Ballantrae Owners/Residents: we would like to extend a warm welcome to those residents who have recently moved in. This Winter Newsletter will pass along some seasonal reminder to everyone in Ballantrae.

Snow Removal



- **SAFETY AND SNOW PLOUGH 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 removal equipment, we recommend the following:
- Be patient around snow ploughs.
- Try and take a different route around working snow ploughs, 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 ploughs in tandem.

REMINDER: A driver who makes that decision to drive behind the machine while it is ploughing will be responsible for the outcome. All operators have had proper training on these machines, and the last thing that any one of them would want is to be involved in an accident.

Pedestrians walking on the roads when sidewalks are clear on Master North and South: It has been noticed that there are individuals who choose to use the main roads to walk on, even when sidewalks are clear on Masters. In order to minimize everyone's risks and avoid the potential of harm to any member of the Ballantrae Community, we respectfully request that pedestrians use the sidewalks instead of the road.

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. The contractor shall carry out said responsibilities as a continuous operation and shall be completed within twelve hours from the end of snowfall. Melfer has a night watch person on site every evening to monitor when snow ploughing 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 PLOUGHED** 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 plough the driveways or areas where vehicles were previously parked.

In regards to ploughing the driveways, the blades used on the ploughs 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 by Melfer Property Maintenance in the spring.

Gates & Ring Road



Gates/Remotes: The new gate system and remotes became effective October 2019. The remotes are universal and will grant you entry at Highway 48, 9th Line and at the Recreation Centre. The number 1 on your remote opens the entrance gates, the number 2 on your remote opens the exit gates. For use at the Recreation Centre please hold the remote against the reader on the wall.

The gates at the Hwy 48 remain open from 6:00 a.m. to 10:00 p.m. Please ensure that you have your remote with you when returning late. The Hwy 48 entranceway has an enter phone system. When friends and family visit the community after 10:00 p.m. and prior to 6:00 a.m. they will be required to use this access point and must “buzz” you on the enter phone. The system contains, in alphabetical order, all the homeowner’s last names. The visitor simply scrolls to the appropriate name and enters that code. This will activate the dialing of your home phone or cell depending on the number you requested at the time. You will push number 9 on your phone and the gate will allow your visitor to enter. Residents who already have their 4 digit code may issue this code to their visitors, the process will be the same, except the visitor will be able to enter the code directly instead of scrolling through the list of names.

When leaving the subdivision, please proceed slowly past the gates. If there is a car in front of you that is passing through the gates, please wait until the gates have come completely down once again before proceeding. If you try to follow the car ahead of you through the gates without allowing the gate arms to come completely down, the arms may hit your vehicle. Residents should also advise their guests on gate safety.

ROUNDABOUTS: When approaching the traffic circle and seeing another vehicle within same, you must yield to this vehicle. The traffic circles are all “one way” and the traffic must flow in accordance with the arrows in a counter clockwise direction.

SPEED LIMIT ON THE RING ROAD: The speed limit on the Ring Road and in all of BGCC community is 25km per hour. As you drive through Ballantrae be aware of your speed, obey the posted limits and remember that the safety of your neighbour is in your hands.

SIDE STREETS: Drive with caution along side streets and yield to pedestrians as there are no sidewalks. Please drive with caution and remain within the speed limit.



Winter Maintenance



WINTER MAINTENANCE BY OWNERS: Ice melt for driveways and walkways is the responsibility of the homeowner. Please remove flower pots, and other objects from your front porch, walkways, and driveways to enable effective snow shoveling. Owners will be responsible should there be any damages to these items.

Please check the window well of your unit. If debris is allowed to build up and the drain becomes blocked there is a very good chance that this could cause flooding in the basement. Be sure you shut off your outside tap, and the one in your garage, for the winter. The main shutoffs are located in your basement. Residents should also inspect their downspouts to ensure they are properly secured to the house.

It is also recommended that patio cedars be wrapped with burlap to prevent winter kill.

GARBAGE, RECYCLING AND COMPOST: Please pay special attention to your green bin, blue box and garbage bags during snow clearing operations and windy weather. Please ensure that all of your recycling is properly secured in your bins, especially on windy days. Also we suggest that you wait until the morning to put out the plastic garbage bags if they contain food waste, in order to avoid attracting wildlife. Do not place garbage on your driveway during snow removal. Anything left out overnight also effects any night snow cleaning operations.

STREETLIGHT REPAIRS AND MAINTENANCE: Please report any streetlights that are out to the property management office. Repairs are usually done once every quarter or when there are enough lights that are out to make it worth having an electrician come out to the property to perform the repairs.

Important Information



GOLF COURSE AND PONDS: The Golf Course and Ponds are **PRIVATE PROPERTY** and restricted to golfers admitted through the Golf Shop **ONLY** and not a place to take your dog for a walk or run, winter or summer. 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. Please stay away from the ponds. Ponds are not for walking on or skating as the water level beneath the ice fluctuates and is very unsafe.

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, bird feeders not only attract many different species of beautiful feathered creatures, but they also attract unwanted pests, such as squirrels, mice and rats, to our neighbourhoods and homes. Squirrels, mice, and rats can invade bird feeders; and they are particularly fond of foraging on the ground for spilled seed and hulls. Birds and rodents both love to eat seeds; so where there's one, there's likely to be the other.

DOG OWNERS: A Reminder to all dog 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 neighbours.

Homeowners that do not have dogs do not appreciate dogs using their property to do their business. Your dog must be on a leash while outside your home. Extendable leashes are not recommended as the pet may extend beyond the owners view and become a safety concern please keep this in mind. Please note, cats are also not allowed to run freely.

Contact Information



***Wishing you a Merry Christmas, a Happy Hanukkah,
and Health and Happiness in the New Year.***

CONTACT INFORMATION:

Property Manager: Adam Hassan

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Management Mailbox is located in the front vestibule of the Recreation Centre.

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

Community Website: www.hotg.ca