



Condo Communications ***Q2 - CY 2022***

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 June 14th, 2022

CONDO 5 UPDATE
June 2022

ANNUAL GENERAL MEETING (AGM)

Registration is open for the 2022 AGM to be held virtually on Wednesday June 22nd at 3:00 p.m.

The AGM package was distributed by Horlick Levitt Di Lella LLP: legalassistant@hldlawyers.com and if you haven't received the package, please check your junk email folder or contact Adam for a copy.

FYI: The revised AGM package contained the Jan. 2022 financial statements.

NEW MAILBOXES

Canada Post has installed the long-awaited mailboxes at the base of Babe's Way.

CELEBRATION OF THE MUSIC OF OUR LIVES (June 17th)

We have been informed that there is still time to RSVP to waynefb@rogers.com if you wish to attend. The information is at HOTG.ca then click on **Save the Date**, this will direct you to the official invitation.

A Tip from a Homeowner:

You may wish to check the brackets of your hanging air conditioner. One resident heard a sudden crash to discover the unit brackets had rusted out.



Reminder: Thank you for directing your questions on any item in the AGM package to Adam at Adam.Hassan@fsresidential.com or contact him at 647 475 4033 by June 17th. Questions will be addressed at the AGM.

The Condo 5 Board of Directors

June 6, 2022

Dear Resident,

On behalf of the YRVLCC 1193 Board of Directors,

The dogwood shrubs in the common area gardens require rejuvenation pruning. Earlier this spring, deadwood and weak branches were removed. Now it is time to cut them back to encourage sturdy, full growth. Melfer Property Maintenance will undertake this pruning over the next week or so.

With this treatment, these shrubs should thicken and continue to offer privacy.

Thank you,

Sincerely,

Adam Hassan

June 1, 2022

Dear Resident,

On behalf of the YRVLCC 1193 Board of Directors,

Annual General Meeting

As mentioned in recent Board Highlights, the Annual General meeting (AGM) will be held on Wednesday June 22nd at 3:00 p.m.

Upon reflection and out of caution for the well-being of all homeowners, the 2022 AGM will be virtual.

Several other Ballantrae Condo Corporations will also conduct virtual AGMs.

Therefore, you will receive the complete AGM package from HORLICK LEVITT DI LELLA LLP on or before June 7th.

Horlick has facilitated the prior virtual AGMs.

The package will contain the following:

- The Audited Financial Statements
- The Auditor's letter,
- The President's report
- The Committee Report
- YRVLCC 1202 (Rec Centre) -spring newsletter
- YRCECC 967(Ring Road) -spring newsletter
- The candidates' information.

Thank you for sending any questions regarding information in AGM package to Adam, our property manager, by June 15th so responses can be provided at the meeting. Adam.Hassan@fsresidential.com

Following the AGM, Board Highlights will be sent to all homeowners to keep everyone up-to-date regarding the questions and the responses.

Thank you,

The Condo 5 Board of Directors.

May 28, 2022

Dear Resident,

On behalf of the YRVLCC 1193 Board of Directors,

Due to a recent report of suspicious activity residents are being reminded to lock their vehicles if parked on the driveway overnight. It is also suggested that you do not leave valuables in your vehicles.

Thank you,

Sincerely,

Adam Hassan

FSR Property Manager

May 27, 2022

Dear Resident,

We have received confirmation from Melfer Property Maintenance that, early next week they will be scheduling the trimming of alpine currant on home owner property. The shrubs will be trimmed to approximately 4ft tall.

Please visibly place a "no trim" sign in close proximity this weekend if you wish to trim them yourself.

Thank you,

Sincerely,

Adam Hassan

FSR Property Manager

May 19, 2022

Dear Resident,

Please be informed that the Corporation has contracted the services of lawn care company; TruGreen to spray all lawns, both home owner and common areas with weed intervention treatment.

TruGreen technicians will be on site in the coming days, the exact time of treatment will vary depending on weather conditions.

Thank you,

Sincerely,

Adam Hassan
FSR Property Manager

York Region Vacant Land Condominium Corporation 1193

May 18, 2022

Dear Registered Residents,

RE: Preliminary Notice of Meeting

Please click on the “View Attachment” link below to view a copy of our Preliminary Notice of Meeting, which the Board is required to communicate to all owners according to the regulations of the amended *Condominium Act, 1998*.

Thank you,

Sincerely,

Adam Hassan
FSR Property Manager

Email Sent May 8th, 2022

Condo 5 Board Highlights May 2022

Annual General Meeting

Our AGM is planned for **Wednesday June 22 at 3:00 p.m.** at the Rec Centre.

- We have two Board members whose terms are ending in June. Both are intending to seek re-election.
- Nomination forms will be in the preliminary AGM package to be sent to residents by May 18th.
- To facilitate the AGM, it would be helpful if your questions or inquiries be sent to Adam at Adam.Hassan@fsresidential.com prior to June 1st to enable the Q and A to be included in the complete AGM package that will be sent to residents by June 7th.

Reminder of Contracted Services

Fertilizer: Melfer Property Maintenance will be applying fertilizer three times on all lawns this year.

Pruning of hedges will take place late June and again in October.

Weed Control: TruGreen Lawn Care will be spraying all lawns twice this Spring for weeds.

Tree Spraying: Davey Tree will be performing a number of treatments on our trees:

- Spruce trees for needle cast.
- Front yard Pear trees for fire blight.
- All Mugo Pines for fall spider mite, eastern sawfly and scale.
- Deep root fertilization will be done to front yard Pear trees, all Spruce and White Pine trees.

Spongy Moth Treatment

If you have questions regarding what to do about Spongy Moth (formerly known as Gypsy Moth), here is the link to our recent communique [Condo-1193-Communications-Q222-20220422.pdf \(hotg.ca\)](#)

A new Standard

The Board approved the installation of a mailbox pending an approved Alteration Request (AR). The new standard has been posted, click [here](#).

For your information:

- A Mothers' Day fundraiser for Rose of Sharon; please click this link for details ---

[Ballantrae Social Committee Mother's Day Fundraiser - Rose of Sharon](#)

- An Invitation to a Night of Music is attached below:

You are invited to
A Celebration of The Music Of Our Lives

When:
 Friday June 17 (rain date will be June 18)

Time:
 6:30pm arrival with your lawn chair until 9:45pm

Where:
 14245 Ninth Line United Soils, Tiny Seedlings Park

Your Host: Alec Cloke

See George St. Kitts
 Motown Orchestra
 LIVE!

Watch Video
[CLICK HERE](#)

Featuring
 Motus O Dance
 Company

*By invitation only to the homeowners of
 condominiums 1-5 of the Ballantrae Golf Club Community.*

Adults only. Bring a lawn chair.
 Washroom facilities will be available.
 Adult refreshments will be served.
A fireworks display will conclude this event.

Please RSVP by June 1st

to waynefb@rogers.com to secure your spot!
 We look forward to this nostalgic evening of music & celebration with you.

Click anywhere on the poster above then click Play button on the screen (white triangle) to see the video.

Notice of work near the HWY 48 entrance

Urgent Notice from Enbridge:

Enbridge will be replacing aging equipment located in the grassy area on the south side of Ballantrae Commons, just inside the HWY 48 entrance. This work is scheduled to commence on Monday May 9th and is estimated to take approximately 2 weeks to complete. Crews may begin to arrive as early as 7am daily and are expected to finish for the day no later than 6pm.

Please take extra caution driving on Ballantrae Commons. Enbridge will make every effort to keep off the street as much as possible, but it will be unavoidable that some vehicles will be parked on the street.

Enbridge assures us that there will be absolutely no interruption in services.

We wish all the mothers a great day,



The Condo 5 Board of Directors

Email Sent April 22nd, 2022

Lymantria Dispar Dispar (LDD)/Spongy Moth (formally known as Gypsy Moth)

Spongy Moths are an invasive caterpillar that are affecting many regions in Ontario to varying degrees.

The spring of 2021 these caterpillars made their presence known at Ballantrae. Treatment's available at that time were categorized as "red label" products that pose health and environmental risks beyond what the board believed to be within the threshold of the community.

The five condo boards continued throughout the season to investigate & research Spongy Moths. The Boards further partnered with the Ballantrae Golf Club to engage an independent, third-party Arborist to inspect our combined properties and provide recommendations. The properties were inspected in December by the Arborist for egg masses to assess/estimate the population.

The Arborist advised that costs of treatments could provide poor value to the owners as the estimated risk of defoliation is observed to be less than 30% of given canopy coverage.

It was further recommended that the community be monitored for the current growing season (spring and Summer of 2022) to determine if moth populations are continuing through a crest or proceeding into a decline phase and re-evaluate treatment options for the following growing season (Spring of 2023).

Based on this information, chemical treatments have not been scheduled by the Condos and we will continue to monitor.

Homeowners are free to apply treatment to trees on their own property at their own cost. The time frame for applying treatments is a very specific window. Professionals recommend mid-April to mid-May.

One of the recommended home remedies is to wrap your tree trunk with burlap to trap and remove caterpillars. This is most effective from May – June. The Rec Centre once again will be providing burlap banding kits for the convenience of any owner wishing to utilize this method. More information on burlap banding can be found in the links below. Your kit will include a piece of burlap, twine to tie it and a printout of the instructions. You may pick up your kit from the Rec Centre during business hours Monday to Friday.

Burlap Kits will be available for pick up at the Rec Centre starting April 28th, 2022.

York Region, the Government of Ontario and the Government of Canada provide detailed information about Spongy Moth including, history, life cycle, treatment options and what individuals can do at home.

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

<https://www.ontario.ca/page/lymantria-dispar-dispar-ldd-moth>

<https://www.canada.ca/en/health-canada/services/pest-control-tips/gypsy-moths.html>

Email Sent April 7th, 2022

Good afternoon Condo 5 residents,

We have received this message from Lillian, a Stouffville resident, friend to some in Ballantrae, regarding members of her family who have been impacted by the war in Ukraine. The Board has decided to send it out for humanitarian reasons and provide the Go Fund Me link for those who are interested.

Good afternoon,

I would appreciate it very much if you could help me get the word out for our family arriving early next week from Ukraine. They are currently in Warsaw, Poland awaiting the Visa to be stamped for 6 year old Victoria's passport. The two sisters are both professionals and will need to pass their tests so they can continue with their careers in Canada. The elder is 35, a physician, specializing in Stem Cell therapy and endocrinology. The younger, 28, is a corporate lawyer with one of the largest banks in Kyiv. They left their homes in Kyiv on the 1st day of missile explosions thinking they would be back home within a few days, never expecting the atrocities that were to befall the Ukrainian people. They headed to Western Ukraine and have been sheltering there for 5 weeks, but the sirens, explosions and constant bombing, led their mother, my 1st cousin, to insist the girls leave and find safety, peace and a future in Canada. The whole family was with us in 2017, to celebrate my mom's 90th birthday and mom was planning a family reunion for her 95th in Oct. but plans have changed and the girls are on their way soon to stay with us.

My grand-daughter, a Police constable in Peel, has started a Go Fund Me page for our family. since they are arriving with very little, all left behind as they fled quickly. Can I please ask you to share this on your mailings to your community? I would very much appreciate it as they will not be working for several months..

What we have been watching on the news over the last month on the destruction of Ukraine is so heartbreaking. Over 4 million people have been forced to leave their homes with just the clothes on their backs. If you are looking for an opportunity to help, please click on the GoFundMe link below:

<https://www.gofundme.com/f/9fsu6a-help-ukrainian-family-to-settle-in-canada>

*I appreciate your help with getting the word out; I've had people ask how they can help.
Sincerely,*

Lillian Ghali