



## **Condo Communications**

### ***Q3 - 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 September 27<sup>th</sup>, 2022*

## **CONDO 5 BOARD HIGHLIGHTS SEPTEMBER 2022**

### **Speed Control**

We thank homeowners for responding to the recent survey to ascertain the community's thoughts on the speed issue and possible strategies. We received 124 responses.

The results were not convincing:

- The number of residents who identified speeding on Babe's Way as a problem was 52.03% while 47.97% did not see it as such.
- About half the respondents 50.41% felt some action should be taken while 49.59% indicated that no action should be taken.
- Of the residents who wanted action taken — 59.38% or 38 respondents indicated Stop Signs.
- The SLOW DOWN painted on the road generated 26 responses or 40.63%.

Some residents also made their wishes known by email:

- Some were adamant that Stop signs were not a good idea for a variety of reasons.
- There was a suggestion to consider solar-powered speed radar signs that flash your speed, hoping it would remind you to slow down.
- While others suggested Speed Bumps like on Legendary Trail.

We understand that the speed bumps are not as effective as hoped and Condo 2 has been discussing the issue with Condo Corporation #967. New signage was installed on Rawlins Gate just before you make the turn onto Legendary Trail. The second sign is installed at the back entrance off Ninth Line.

After review of the data and a great deal of discussion, the Board of Directors has decided to increase the signage for Condo 5 at strategic locations:

- 1) Babe's Way North entry (heading east)
- 2) Babe's Way South entry (heading east)
- 3) Common area beside 303 Babe's Way (heading west)
- 4) Common area beside 135 Babe's Way (heading west)

The signs will be like the ones installed by Condo Corporation #967:



The purpose of the additional signs is to remind everyone that there are pedestrians on the streets and to drive at a reasonable speed under these circumstances.

As you are aware, our streets are on private property and not monitored by the police, thus making it impossible to ticket speeders.

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### **2023/2024 BUDGET**

The Board has begun working on the budget for the next fiscal year. The POTL realignment, as well as increased cost of goods and services, will be new challenges to budget setting. The Board will be spending considerable time over the fall analyzing the demands on the budget.

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### **UPDATES**

- 1) The Drain Team Inc. will be conducting the CCTV scan and sewer flushing this week. This is done every 3 years.
  - 2) The rusted hydro boxes have been reported to Hydro One for repainting.
  - 3) The Rout and Seal of road surfaces will take place this week.
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### **NEW STANDARD:**

The garage door standard has been updated and can be accessed on page 13 at <https://www.hotg.ca/wp-content/uploads/2022/09/Condo-1193-Community-Standards-20220927.pdf>

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## LANDSCAPE COMMITTEE

We appreciate the tireless effort by the Landscape committee to keep our common gardens inspected and upgraded when necessary.

The committee members are volunteers and are not in a position to address homeowners' concerns or questions.

The Melfer crews are also not in position to address homeowners' concerns or questions.

Please direct any and all concerns or questions to the attention of Adam, our property manager, at [adam.hassan@fsresidential.com](mailto:adam.hassan@fsresidential.com) or 647-475-4033.

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## FOR YOUR INFORMATION AND CONSIDERATION

*THE **THANKSGIVING TOILETRY DRIVE** IN SUPPORT OF THE STOUFFVILLE FOOD BANK WILL TAKE PLACE OCT.1<sup>ST</sup> TO 10<sup>TH</sup>. Drop off bins will be at the Ballantrae Rec. Centre.*

Much needed items are Shampoo, toothpaste, toothbrushes, deodorant and bar soap.

The Ballantrae Pharmacy will also have \$10 bags of such items as an option and convenience.

# HAPPY THANKSGIVING

**The Condo 5 Board of Directors**



*Email Sent August 16<sup>th</sup>, 2022*

## **CONDO 5 BOARD HIGHLIGHTS AUGUST 2022**

### **Ballantrae Directory**

The Ballantrae Social Committee has generously taken on the task of coordinating an up-to-date directory of residents.

If you ***choose*** to participate, you will be required to sign a **WAIVER** allowing your photo and contact information to be included in the Directory.

Cost for your participation will be **\$5** to be collected on the day of your photo shoot to offset the Social Committee expenses. You will receive a free copy of your photo as well as a Directory.

Those who choose to only include their contact information, or their own copy of a photo will be charged **\$15** to offset the additional set up cost.

There is also an opportunity to purchase additional photos if you wish. Please contact one of the Condo 5 residents who has offered to assist in the scheduling:

- Karen Feddersen at 905 591 5654 or at [KarenFeddersen1@aol.com](mailto:KarenFeddersen1@aol.com)
- Jacqui Pugh at 647 965 7558 or at [jrpugh@rogers.com](mailto:jrpugh@rogers.com)

## **THE *LYMANTRIA DISPAR DISPAR* MOTH (LLD) (Now known as the Spongy Moth)**

It appears that Ballantrae did not experience an invasion of the moth this summer. Fortunately, the Condo Corporations took the arborist's recommendation to not spend substantial funds to spray the entire community in the spring. We can now remove the burlap from our trees.

## **SPEED CONTROL ON BABE'S WAY**

The Board of Directors has approved a pilot project to determine the effectiveness of installing All-Way Stop Signs at strategic locations on North and South Babe's Way.

- The signs will be installed when the order of signs is delivered.
- North Babe's Way will have signs installed at Little Ben and Suggs Lane.
- South Babe's Way signs will be installed at Wethered Way and Tommy Armour.

We trust this initiative will reduce the speed of traffic especially the delivery vehicles.

## **BRICKWORK AT BERG COURT AND HORTON'S FIRST TURN CIRCLES**

The Board approved, from the reserve fund, the revitalization of the brick pavers at the turn circles. The brick will be lifted, relayed, leveled and re-sanded.

## **CCTV SCAN AND SEWER FLUSHING**

The CCTV scan and sewer flushing will be conducted by the Dream Team Inc. in early September.

## **HYDRO BOXES**

Management has reported the rusted boxes to Hydro One for repainting.

## **ANNUAL UNIT INSPECTION**

Adam conducted the inspection in July and has notified any homeowners who may be in violation of a standard to remedy the situation. We thank those homeowners for their prompt attention to the matter.

## **EXTERNAL CHANGES TO YOUR UNIT**

Just a reminder that an Alteration Request (AR) must be submitted to Adam at [Adam.Hassan@fsresidential.com](mailto:Adam.Hassan@fsresidential.com) or dropped off at the Rec Centre for approval before any external changes/improvements to your unit can take place.

The AR form is found at [Condo-1193-Alteration-Request-Form-procedure-20190527.pdf \(hotg.ca\)](#)

The AR turnaround time is minimal and should not hold up your planned work if approved.



**LANDSCAPING**

The Board approved the work order for Melfer to complete some of the needed improvements to our common gardens before the winter as noted by the Landscape Committee.

Enjoy the last days of summer,

**The Condo 5 Board of Directors**

*Email Sent August 10<sup>th</sup>, 2022*

August 10, 2022

Dear Resident,

We are pleased to announce that Hulshof Farm Market will be coming back to Ballantrae!

**Commencing Thursday August 11<sup>th</sup>, 2022 from 10:00am – 12:00pm, the Hulshof's will have a farm market set up in the front parking lot at the Recreation Centre.**

The market will continue every Thursday morning 10:00am – 12:00pm in the front parking lot at the Rec Centre.

Along with fresh produce, they have a sampling of what the market has to offer.

All forms of payment are accepted.

The Hulshof Farm Market can be contacted directly by email [hulshoffarmmarket@gmail.com](mailto:hulshoffarmmarket@gmail.com) if you would like to be added to their mailing list.

During the hours of the market please be extra cautious of pedestrians while driving in and around the Rec Centre.

Thank you,

Adam Hassan, FSR Property Manager

*Email Sent August 8<sup>th</sup>, 2022*

## BALLANTRAE DIRECTORY

To: Condo 5 residents  
From: The Board of Directors  
Date: August 2022

Your dedicated Social Committee has undertaken to develop and update our own Community Directory which may include photos and selected contact information. With your help and support, we are confident that we can deliver a Directory that will be a great resource for the entire community, at a very low cost.

Further below you will see the names and phone numbers of your fellow condo residents, who have volunteered to help us with this project. We ask that you contact one of them to schedule an appointment for a photo session at the Recreation Centre.

Prior to the session, you will be asked to complete a short form outlining your various options and providing IPC and ourselves with a waiver which provides your permission to include the information you have selected for the Directory.

After the photo session, you will be directed to a viewing area where you will be able to select which of your pictures is to be inserted in the Directory.

For picture taking, it is recommended that you wear bright coloured long sleeved clothing.

**Cost:** Your participation entitles you to free copy of your photo. There will be a \$5. cash charge for each directory collected the day of sitting to offset Social Committee expenses.

The additional options to consider are:

- You can **purchase extra prints** to enclose in greeting cards
  - You can **purchase Family portraits**, which will not be part of the directory, but can be taken at the same time slot as your photo session.
  - You can opt out of including a picture in the Directory and only include your contact information
  - You can provide a favourite non heirloom picture of your own, to include in the Directory,
- The last two items mentioned above could be either/or; perhaps both for a cost of \$15 plus tax (this cost is due to additional printing setups)

If you wish to **purchase additional photos or choosing the \$15 option**, please bring your payment as discussed at your photo session. Visa, Debit, Cash will be available. This amount goes to the IPC photo company as to cover their costs, etc.

This Directory will prove to be a valuable resource, so please participate, and contact our Condo Rep. to schedule your photo appointment at your earliest convenience.

Thank you in advance for choosing to participate,

Names	Phone #	e-mail
Karen Feddersen	905 591 5654	<a href="mailto:KarenFeddersen1@aol.com">KarenFeddersen1@aol.com</a>
Jacqui Pugh	647 965 7558	<a href="mailto:jrpugh@rogers.com">jrpugh@rogers.com</a>

Sincerely,

The Condo 5 Board of Director

July 22, 2022

Dear Resident,

It was recently brought to Management's attention that during garbage and recycling days, some residents are unknowingly placing their bins in front of the sprinklers on their lawns.

We kindly ask that residents be mindful of where their irrigation heads are, and do their best not to block them. This will result in your lawns not being watered properly and will eventually cause damage.

To place a service request for irrigation issues residents must call 905-640-6333, ext. 351 or email [info@ballantraegolfclub.com](mailto:info@ballantraegolfclub.com)

We want to thank you for your cooperation and understanding pertaining to this matter.

Sincerely,

Adam Hassan, FSR Property Manager

July 22, 2022

Dear Resident,

The Annual Unit Inspection was completed on Thursday, July 21, 2022. We are pleased to announce that the majority of owners and residents are in compliance with Corporations Community Standards, Rules and Declaration.

We did note some signs of weeds in driveways, steps and patios. Please be reminded that this is the home owners' responsibility. If this applies to you, we kindly ask that the weeds be removed immediately.

We are very pleased with the efforts of each of you in maintaining the conditions of your properties. The Corporation as a whole is looking beautiful.

If you are in violation, infraction notices will be issued the first week of August.

We appreciate your continued diligence and efforts in maintaining the exterior of your homes and properties.

Thank you & have a wonderful weekend.

Sincerely,

Adam Hassan, FSR Property Manager

July 18, 2022

Dear Resident,

We would like to take this opportunity to thank all owners who have been keeping their properties in outstanding conditions and in compliance with the Corporations Community Standards, Rules and Declaration.

To ensure compliance is followed by all, we are writing to inform you that on **Thursday, July 21, 2022** Property Management will be conducting the **Annual Unit Inspections** of the exterior of each property (*weather permitting*).

Please do not be alarmed if you see us walking or driving the golf cart on or around the perimeter of your property.

We would also like to take this opportunity to remind all owners of the Alterations Request process.

All requests for replacement, alterations and/or changes to the exterior of the home must be made to the Property Manager using the Alteration Request Form. Requests are not approved until you have received a response to your Alteration Request in writing.

Do not make any exterior changes prior to receiving approval.

For further information regarding the Corporations Rules and Alteration process please visit:

<https://www.hotg.ca/condo-5/>

Thank you,

Adam Hassan, FSR Property Manager

*Email Sent July 11<sup>th</sup>, 2022*

July 11, 2022

Dear Resident,

Due to the browning of leaves on some front yard pear trees Davey Tree, the Corporations Arborist has provided the following update:

*"It appears that the trees are suffering from blight. The trees have already been treated, but blight is a very hard disease to overcome. The fungicide treatment only helps to control the problem and not necessarily eradicate it."*

Davey Tree will continue to monitor the trees closely.

Thank you,

Sincerely,

Adam Hassan, FSR Property Manager



*Email Sent July 4<sup>th</sup>, 2022*

**CONDO 5  
AGM HIGHLIGHTS  
JULY 2022**

**Board of Directors for 2022/2023**

President: Susan LaRosa (also #1202 & #967)

Secretary: Paul Mak (webmaster)

Treasurer: Bruce Black

Director: Ron Feddersen (liaison with committees)

Director: Susan Simpson

Both Susan Simpson and Paul Mak were acclaimed for another 3-year term.

**Annual General Meeting**

The AGM took place virtually on June 22<sup>nd</sup> at 3:00 p.m. 47 residents registered and there was one proxy, which meets the quorum requirements of 40 units.

The 2021/22 audited financial statements were approved.

## **Additional information provided**

Davey Tree has been contracted by #967 to remove all the fallen trees along the Ring Rd and Legendary Trail. This removal has begun and will take some time. Once completed, a plan to re-plant a number of trees will be established.

### **Update on POTL RE-ALIGNMENT (PARCEL OF TIED LAND)**

As mentioned at the AGM, the POTL re-alignment amendment has been approved and registered as of May 12, 2022. Here are the details:

As we know, Schickedanz Bros. Ltd began developing the Ballantrae community more than 20 years ago. Upon completion of the 5 phases of the community, Schickedanz filed for a realignment of the Parcels of Tied Land.

This application for re-alignment has been ongoing for more than 9 years, going back and forth between Schickedanz, the Town of Stouffville and the province.

The purpose of the re-alignment amendment was to adjust the percentage of common interests between the 5 residential condo corporations so that each Condo pays the same fee per unit (1/894<sup>th</sup>). The registered re-alignment established 12 POTLs: one for each condo corporation, one for the sewage plant and six for the golf course.

Condo 5 homeowners have benefited from the lengthy application process by enjoying a lower common element fee per unit since 2011. Several Condo Corporations have been overpaying for the same period. The re-alignment has corrected Condo 5's share of #967 fee by 3.67% (\$18.53 monthly per unit). We are now in line with the percentage as outlined in Schedule D when we purchased our homes.

Fortunately, the change of fee is not *retroactive*; it is effective from May 12, 2022 onwards.

The Board has carefully reviewed the existing budget and the small surplus and will be in a position to cover the increase until Jan. 31, 2023.

The increase will be incorporated into the budget deliberations for 2023-24 and the Board will make every attempt to minimize the impact on homeowners.

More general information on POTLs (Parcel of Tied Land) can be accessed at

<https://realawstate.com/parcel-of-tied-land-potl/>

## **Weed Control**

There was a concern expressed about effectiveness of the weed control, i.e., dandelions, and requested that the Board consider a revision of the protocol. The Board has it on agenda for discussion.

## **Winter damage**

There was a question regarding the repair of salt damage to the lawn. Such damage repair is outside the contract with Melfer and requires a quote. Unfortunately, the response to a quote often takes more time than optimal. We are committed to improving the response time.

## **The Recreation Centre**

There was a question about the savings at the Rec. Centre during this pandemic.

- It should be noted that there was no rental revenue generated during the pandemic to offset expenses.
- The Condo Act specifies that Condo Corporations are not permitted to return funds to owners.
- There has not been any increase in fee for the last 2 years.
- The #1202 Board is continually discussing ways and means of ensuring the funds are dedicated to improvements of the Rec. Centre.

The 1202 insert in the AGM package has outlined two major projects to be undertaken to benefit current and future residents.

- Phase 1 will see the addition of professional Bocce courts at the backyard with a complete renovation of same over the next several years.
- Also mentioned was the upgrade of the swimming pool area.

- It was noted that there would be no special assessment for these proposed projects.

During the question period, a resident asked for #1202's financial information. It was mentioned that the owners of the Rec. Centre are the 5 residential Condo Corporations. The #1202 AGM is scheduled in the next couple of weeks.

Following their AGM, questions can be directed to the property manager of #1202 regarding the audited financial statements.

There was a question about the status of a former committee's recommendations for the Recreation Centre. It was noted that some of the recommendations were taken into consideration and that the #1202 Board is continually discussing improvements to the Centre.

### **Board Highlights**

It was noted that 148 households out of 159 have registered to receive regular emails from the Board of Directors.

### **Traffic Control**

This item is an ongoing discussion item at the Board level.

Options have been investigated and there isn't a magic solution. Our yellow "Watch for Pedestrians" signs have not had the desired impact. Speed limit signs installed in the center of the street was mentioned; they are a seasonal solution which may not be viable with our narrow streets.

We are open to hearing from you if you have a viable solution or have seen an option elsewhere that we can investigate.

### **Annual External Home and Landscape Inspection**

During the month of July, Adam will be conducting the annual inspection. An email will be sent to notify residents of the specific dates of the inspection.

### **Questions or Inquiries?**

Our property manager, Adam Hassan, is your first point of contact if you have inquiries. He can be reached at [Adam.Hassan@fsresidential.com](mailto:Adam.Hassan@fsresidential.com) or at 647-475-4033.

### **Thank You**

The Board of Directors wants to thank the Condo 5 residents for their continued support and collaboration as we all work to make life in Ballantrae the best it can be.

*Have an enjoyable summer,*

**The Condo 5 Board of Directors**