



Condo Communications

Q4 - 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 December 1st, 2022

CONDO 5 BOARD HIGHLIGHTS NOVEMBER 2022

Traffic Control Signs

The signs will be installed shortly; the delay is due to the need to ensure the installations are clear of underground wires and irrigation pipes.

Salt Bin at the Mailboxes

It is that time of year when salt bins are placed at the mailboxes to enable the crew to melt ice in front of the mailboxes. We thank residents for not accessing the salt for their personal use. We also request residents not use these bins for garbage.

Change to Power Generator Standard

The Board has approved the removal of a medical certificate from the requirements. The new information can be accessed at pages 27-28 on the updated [Community Standards page](#). There seems to be a movement toward portable backup systems. A resident mentioned a Canadian company named Ecoflow has many such backup systems. If you are interested in doing some research, their website is <https://ca.ecoflow.com>

Next Fiscal Year's Budget

The Board continues to review the details of the upcoming fiscal year's budget. At this time, we would like to share some key challenges in budget setting.

As you recall, the Board notified residents of the realignment of the POTLs after a 9-year delay. For the last 11 years, Condo 5 residents underpaid for their share of common expenses while two Condo Corporations overpaid. This realignment has increased Condo 5's share by an additional \$18.53 monthly per household that became effective in May.

The Condo Corporation did not increase the maintenance fee as a result but covered the additional fee for the remainder of the current year: $\$18.53 \times 8 \text{ months} \times 159 \text{ households} = \$23,570$.

Also, Melfer has levied all the Condo Corporations with a 14% increase effective September. Melfer indicated that this increase was long overdue and required with major increases in fuel and labour etc. Condo 5 was able to cover the additional fee.

These 2 unexpected items have drained our Contingency funds.

For the current fiscal year, residents enjoyed a minor increase of 1.78%. The budget for 2023/2024 will be a significant increase to accommodate the additional pressure of the POTLs and Melfer increase along with the regular increases of our other contracts.

Therefore, the Board is scheduling an in-person Town Hall meeting on **Wednesday January 5th at 1:00 p.m.** to explain the budget and allow for questions.

Also, to accommodate the residents who are away for the winter months there will be a **virtual Town Hall** meeting on the same day **at 4:00 p.m.**

Registration information for both meetings will be sent prior to Christmas.

The Summer Games 2023

As we know, the Ballantrae Summer Games have returned, and the official opening and family day will be Saturday August 19th. The closing day will be Sunday August 27th.

For those new to the community, the Summer Games involve participating and socializing with neighbours. It is a fun time for a small fee of \$40 which includes a Condo 5 t-shirt.

We thank Dennis Carter for agreeing to be the Condo 5 Summer Games captain. Watch for more details and registration forms.

BALLANTRAE 2022 TOY MOUNTAIN DRIVE.

It is the 27th year for the Salvation Army and the 3rd year for the Ballantrae community. Last year we collected the equivalent of 591 toys and this year the goal is 750 toys.

The drive begins on **Friday Dec. 3rd** and concludes on Friday **Dec. 16th**. Please drop off your toys, cheques (made out to the Salvation Army) and cash in a sealed envelope in the Toy Mountain bin in the front lobby of the Rec. centre.

Toys will be placed around the Christmas tree in the lobby beautifully decorated by Kathy McLeod and her Elves. The Salvation Army volunteers will be collecting the toys at the end of the drive.

Residents here or in warmer climate can also donate by e-transfer to janiceharitos163@gmail.com. Please add "Toy Mountain 2022" to note or message line.

Thank you for helping the Salvation Army bring joy to many children on Christmas morning.

Enjoy the season,

The Condo 5 Board of Directors

Email Sent November 7th, 2022

BALLANTRAE SUMMER GAMES 2023

Condo 5 needs a Captain or Co-Captains to coordinate our involvement in the upcoming Summer Games.

Phil Bannon (Condo 1) is the Chair of the Games and would like to schedule a meeting of all Condo Captains this week.

If you are interested in this volunteer position please reply to this email as soon as possible. There will be many Condo 5 residents assisting the Captain.

Many thanks.

Condo 5 Board of Directors

Email Sent October 31st, 2022

Condo 5 Board Highlights October 2022

Hasn't this weather been fantastic for this time of year? It looks like we are in for another great week.
Reminder: We change time on Sunday Nov. 6th.

New Traffic Control Signs

The new signs have arrived and will be installed this week.

A resident remarked that when walking on Babe's Way and a vehicle is going too fast, a simple (polite) gesture to slow down seems to be effective.

Hydro Boxes

Hydro has notified us that the rusted hydro boxes will be repainted in the spring.

Drain System Update

The Drain Team Inc has confirmed that the CCTV scan and flushing of the sewers have been delayed further due to technical issues with their system. We can expect them to do the flushing in the next couple of weeks.

2023/2024 Budget

The Board continues to review contracts and service agreements in preparation for the drafting of the budget for the next fiscal year. As we are all aware, the cost of living has increased substantially - we experience that in our everyday lives. The Board is working at establishing a budget that will ensure the Corporation remains in sound financial standing.

New Standard

The standard for door hardware has been altered to include the colour black on the list of allowable finishes. The standard can be accessed on page 8 at <https://www.hotg.ca/wp-content/uploads/2022/10/Condo-1193-Community-Standards-20221027.pdf>

Fill a Purse Campaign

Last year, Ballantrae residents successfully collected 1,000 purses. This initiative during the holiday season brings support, comfort, hope and dignity to women of all ages who are in crisis. Your generosity and kindness are appreciated.

How to Participate

Choose a previously enjoyed purse or bag that is still in good shape, but is no longer in use.

• Fill the purse with:

- Tissues, Face masks, Hand Sanitizer
- Shampoo & Conditioner
- Feminine Hygiene Products
- Comb & Brush
- Notepad & Pen
- Toothpaste, Floss, Mouthwash, Lip Balm
- Gloves, Hat, Scarf
- Flashlight, Whistle
- Coffee Shop or Pharmacy Gift Card
- Any items “A Sister” might find useful

• Drop off at:

The Rec Centre from Monday, **November 21st** at 10 am through Saturday, **November 26th** at 2 pm. There will be a dedicated space at the Rec Centre.

The Summer Games 2023

The Games are back. It has been 3 years since Ballantrae residents have enjoyed the games. We will be providing updates over the course of the winter and spring.

The Condo 5 Board of Directors

Email Sent October 21st, 2022

October 21, 2022

Dear Resident,

To avoid traffic interruptions over the weekend, the road work at Final Round (the roundabout directly in front of the Rec Centre) has been paused and re-opened. Please drive cautiously in the area due to uneven surfaces.

The road work and closure will resume on Tuesday, October 25, 2022 weather permitting.

Thank you & have a wonderful weekend.

Adam Hassan
FSR Property Manager
2645 Skymark Ave., Suite 101 | Mississauga, Ontario L4W 4H2
Customer Care Center: 1.855.244.8854 | Fax: 416.293.5904
www.fsresidential.com

Email Sent October 14, 2022

Dear Resident,

This is to inform you that the catch basin drain cleaning on the streets will commence on Monday, October 17, 2022 and continuing throughout to the end of the week.

There will be workers on the street with various sized equipment working near & around the catch basin drains, both on the streets and main roads, with service vehicles parked on the street.

Please take extra caution while driving around the community during this time.

This notice is for your information and no action is required on your part.

Have a wonderful weekend

Thank you,

Sincerely,

Adam Hassan
FSR Property Manager
2645 Skymark Ave., Suite 101 | Mississauga, Ontario L4W 4H2
Customer Care Center: 1.855.244.8854 | Fax: 416.293.5904
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Email Sent October 3, 2022

Dear Resident,

Residents of the community have reported being contacted by phone from unknown fraudsters attempting to gain their confidence in what is called the "**Grandparent Scam.**"

York Regional Police have issued a warning to York Region residents. For details of the scam please visit: <https://www.yrp.ca/en/Modules/News/index.aspx?newsId=5798d09e-afe3-475c-818d-9ab006640bd6>

If you receive a similar call, it is advised that you contact your family members immediately to verify the facts. Do not pay anyone and contact York Regional Police immediately.

Thank you,

Sincerely,

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