



Ballantrae SPRING 2023 *Newsletter*

Dear Ballantrae Owners/Residents: We hope that you and your families are keeping well and enjoying the beautiful Spring weather. We extend our warm welcome to the new residents who have moved in since our last newsletter. We have some seasonal reminders and important information to pass along to everyone in the Ballantrae Community.

With another winter now behind us, we are excited for what the spring and summer has to offer in this wonderful community.





Maintenance & Landscaping

GROUNDKEEPING AND ROAD REPAIRS:

The Spring cleanup: Any lawn damage in the common area or homeowners property caused by the snow removal equipment will be inspected and repaired. The inspection and maintenance of common gardens will begin in early summer.

The snow removal equipment used by Melfer Property Maintenance is equipped with a plastic blade cover which aids in reducing potential damage to the interlock or asphalt. A reminder that Melfer or the corporation is not responsible for any damage caused by the snow removal equipment, which may include incidental wear and tear, minor damage, or staining of the interlock or paving; this is clearly outlined in your Corporation Documents.

Melfer Property Maintenance continues to take care of all lawns and gardens in your Corporation.

Minor road cracks will be repaired by routing the crack and filling with a tar like substance. More substantial repairs may follow as required.

LANDSCAPING:

The Corporation is responsible for grass, trees and/or shrubs on common property. Necessary repairs such as replanting of grass, trees, shrubs, bushes etc. on homeowners individual unit is the financial responsibility of the homeowner. This includes damage caused by pets as well as grass, shrub and/or tree diseases/funguses.

Annuals are permitted in homeowners flower beds but not in Common area beds. Please adhere to your Declaration regarding lawn ornaments, lighting etc. Although planting of annuals is permitted, please do not SEED into your tree saucers and gardens as this creates not only a messy appearance but may also be mistaken by the grounds keeping team as sprouting weeds and will be removed.

It is recommended to add soil to your trees and gardens for healthy growth of the plants.

Please do not install any bird feeder on Common Element Tree or Garden. The tree saucer or garden bed will NOT be serviced by landscaper if a bird feeder is hanging from the tree or garden.

Irrigation & Weeds

IRRIGATION

The irrigation system is maintained by the Ballantrae Golf Club which is operated by Porcupine Ltd. Service (commences in May). The contract includes repair and maintenance of the system as well as the regular start up and shut down duties.

If you have any of the following irrigation concerns:

- Irrigation heads not working
- Irrigation head spraying in the wrong direction, require adjustment
- Irrigation head damaged
- Irrigation head malfunction

or any other irrigation related problems with the coverage of your irrigation system, please contact Porcupine directly at 905-640-6333 ext. 351 or email: info@ballantraegolfclub.com. Please leave a detailed message including your name, address, telephone number and details of the service you require. Please do not make any adjustments yourself. Under normal weather conditions the irrigation system is programmed to operate at night or early morning and cycles once every few days. The scheduled program will be altered only due to changing weather conditions, repairs or malfunctions in the system, which may warrant a change to the watering schedule.



Golf Course & Ring Road



CONTROLLING WEEDS

Growing a weed-free lawn with thick green grass between your toes doesn't just happen when summer starts. Problematic perennial and biennial weeds are challenging to control because they typically have extensive root systems that can propagate new shoots. Although difficult to eradicate it is possible to minimize the impact perennial weeds have by eliminating top growth and exhaust the root system. There are weed control products available on the market which may assist you in reducing the weeds on your lawn.

The Corporation has contracted TrueGreen Commercial to apply weed control Fiesta on all Common Elements and Homeowners property.

GOLF COURSE & PONDS:

The Golf Course is not public property and not owned by the Condominium Corporation. The only persons allowed on the course are Golfers and Golf Course employees. 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. Exercising your pet on the golf course property is considered trespassing. Please help maintain an amiable relationship with the Golf Course. Residents are not allowed to trim, cut or plant any trees or create gardens on Golf Course property.

RING ROAD SPEED LIMIT & ROAD SAFETY:

Please obey the 25 Km posted speed limit within our community. While driving exercise extra caution and be on high alert for cyclists and pedestrians, especially on Legendary Trail as there are no sidewalks.

Pets & Wildlife

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.

PET OWNERS: A reminder to all dog/cat 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 neighbors' homes.

Homeowners do not appreciate your pet(s) using their private property or to do their business; it is inconsiderate and also considered trespassing. Your dog must be on a leash at all times while outside your home. Extendable leashes are not recommended as the pet may extend beyond the owners view or property line and become a safety concern especially along Legendary Trail as there are no sidewalks. Cat owners should also ensure that their cats do not run loose and must be supervised when outside your unit.





Important Information

ALTERATION REQUESTS:

A reminder that alterations to the outside of your home are not to be undertaken without first completing an Alteration Request Form. Any change to the outside of your home requires an Alteration Request, this includes replacement of Roofs and Windows, repainting of exterior door, installing Satellite Dish etc. For Shrubs or Tree replacement, please refer to Corporations approved plant list. Before undertaking any change, please read the RULES in your Home Owner's Manual or contact Management to ensure such a change is allowed and submit your Alteration Request with a drawing. Alteration Forms can be downloaded from the Community Website (www.hotg.ca) or from the Management Office. This simple step will save you time, money and aggravation. Forms may be left in the mailbox in the lobby of the Recreation Centre; or E-mail to the Property Manager.

PROPERTY INSPECTIONS:

During the months of June and July, FirstService Residential Property Management will conduct the annual exterior unit inspection of each and every property to ensure compliance with the Declaration.

STATUS CERTIFICATES:

Homeowner requiring to order a status certificate for your unit, please go to the FirstService Residential Ontario website <https://www.fsresidential.com/ontario> and follow the link "Order Status Certificates". If you require assistance, please call WelcomeLink at 1-888-679-2500 between the hours of 8:00a.m. and 7:00p.m. Monday through Friday.

PROTOCOL FOR RESPONSE TIMES:

Protocol for Response Times: Phone Calls (non-emergency) with respect to grass cutting, irrigation, snowfalls - to be dealt with directly by FirstService Residential within 48 hours - Homeowner may not receive a call back.

Phone Calls (emergencies) to be dealt with directly by FirstService Residential, Homeowners will receive a phone call within reasonable time.

SUSPICIOUS ACTIVITY:

Any suspicious vehicles/people should be reported to FirstService Residential Management and or police after noting their license plate and providing a detailed description.



Important Information

GARBAGE, RECYCLING AND COMPOST:

Please pay special attention to your green bin, blue box and garbage bags during windy weather to ensure your recycled newspapers etc. are bundled to ensure they are secure in your box. Please note that the use of compostable bags in the Green Bin Program is mandatory for all households in York Region. Certified compostable bags will display a 'Compostable' logo on the packaging.

PARKING:

Overnight parking is not permitted on the roadways. We encourage all Residents to park their vehicles in their garage whenever possible. We also suggest that guests and trade contractors park in your driveway when at all possible to keep the roadways clear. Please note that parking on Master's North and South is not permitted as these roadways are considered Fire Routes.

Residents are requested to avoid parking in front of the mailbox or interlock bricks while picking up mail.

WATER TREATMENT PLANT:

The water treatment plant for Ballantrae is a privately owned plant, please do not flush wipes, as it may clog up the system and repairs could be costly. Thank you for your cooperation.

RECREATION CENTRE ENTRANCE:

It is highly suggested that residents use the roundabout entrance to enter and exit the Recreation Centre opposed to the secondary entrance off Hagen Hollow.

UTILITY BOXES:

We encourage all residents who see damaged utility boxes to please contact the company directly.

Rogers (green pedestal boxes)- 1.888.764.3771

Bell (brown pedestal boxes)- 1.866.480.5901

Hydro One- 1.888.664.9376

Important Information



STREET LIGHT REPAIRS:

Please report any burnt out streetlights to FirstService Residential Property Management. Repairs are done quarterly.

SMOKE / CARBON MONOXIDE ALARMS & GARAGE DOORS:

Please remember to replace the batteries in your smoke and carbon monoxide alarms. Below is some information regarding the smoke and carbon monoxide alarms that are installed in your homes.

KIDDE Canada has comprehensive information regarding the life span of these items on their website. Both kinds of alarms have a life expectancy and will begin to fail or malfunction by beeping. A malfunctioning alarm will need to be replaced. You may want to visit the KIDDE Canada website at <http://www.kiddecanada>. This will give you greater detail regarding these alarms.

Please remember that garage doors also require regular maintenance (oiling of rollers etc.) for safe and easy operation, this will help in case of a power outage when doors are required to be opened manually.

*Please also remember to check your dryer vents and piping for lint and other debris.

WINDOW WELLS:

With winter coming to an end, a quick check of your window well is a good idea. If debris is allowed to build up and the drain becomes blocked, there is a possibility that this could cause flooding in the basement, so please keep your wells clean as required.

SINK HOLE:

If you encounter a sinkhole either on your property or in the common areas, please call Management to discuss further. Sinkhole on homeowners property becomes homeowner's obligation to repair by using gravel, topsoil and sod. Sinkholes caused by leakage in irrigation system will be repaired by irrigation water service provider. For safety reasons, it is imperative that any sinkholes are repaired immediately.



Contact Information



CONTACT INFORMATION:

Senior Property Manager: Adam Hassan

(647) 475 4033

adam.hassan@fsresidential.com

FirstService Residential, 2645 Skymark Avenue, Suite 101, Mississauga, ON L4W 4H2
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