



## YRCECC 967 (Ring Road) 2023 Fall Update

We hope this newsletter finds you in good health and high spirits. As the winter season approaches, we would like to share updates from this past season.

YRCECC 967 is its own condominium corporation that is comprised of the entry point at both the Highway 48- & Ninth line gates, Ballantrae Commons, Masters North & South and Legendary Trail.

Condo # 967 is responsible for the maintenance and repair of the roadways, including catch basins, manholes, sidewalks & curbs as well as the lighting. 967 is also responsible for the garden maintenance, cutting and landscaping of the green spaces along these roads, except where houses are present.

The recently formed Board of Directors is comprised of one representative from each residential condo corporation and up to two representatives from Schickedanz.

The residential condo corporation members are ,

Condo 1- Wayne Ross (Secretary)

Condo 2-Lucien Jez

Condo 3-Wayne Burgess (Treasurer)

Condo 4-David Adderley

Condo 5-Susan LaRosa (President)

The Condo Corporation #967 is currently operating on an annual budget of \$997,125.00. The current surplus is approximately \$102,000.00, which is within the range recommended by the corporation Auditor. The Reserve Fund balance is \$1,504,320.00 with a new reserve fund study planned for the fall of 2024. As you are aware, the Reserve fund is designed to cover future costs of repair to sidewalks and road resurfacing etc.

The corporation is replacing some older signage as well as adding a " Private Property" sign to the entrance at HWY 48. Additionally, please take note that the stop signs at the final round have been replaced with appropriate YIELD signs.

Route and seal, an important part of road maintenance, on Masters north and south and on Ballantrae Commons was completed in the 2022 season and legendary trail was completed just recently. The painted arrows on the speed bumps on Legendary Trail have been refreshed.

At both Highway 48 and Ninth-line gates, we would like to remind everyone to come to a complete stop and make sure the gates are fully open before entering or exiting. The exit gates will open automatically as you drive up to them alternately you can also use the number two button on your fob to open the exit gates.

The crosswalk at First Round has been painted and some of the high and dense vegetation will be transplanted elsewhere to provide increased visibility of walkers. Pedestrians in a crosswalk have the right-of-way.

As mentioned at the residential AGMs, the first item on the 967 Board of Directors agenda was the discussion regarding the question of hiring security personnel at the gate.

The Board analyzed the many aspects of 24/7 gate security at Highway 48 entrance:

- The cost of labour for 24/7 staffing at the gate. This alone would be approximately an additional \$800+ per year per unit. There would be other start-up costs as well.
- The possibility and cost of widening the entrance to accommodate two lanes—one for residents with fobs and one for visitors. (This would not be a reserve fund item.)
- The backup of golf course traffic during golf season.
- The financial impact on homeowners to sustain the service. (annual increases)
- The small number of incidents over the last number of years.

The Board instead will be turning its attention to upgrading the camera system at the gates to enable a more precise image of the cars entering and exiting the community.

It is critical that motorists come to a complete stop when exiting, the gate will open automatically or press the # 2 button on your fob. The gates will function effectively from 10:00 pm to 6:00 am if they don't need repair.

The Board of Directors will over time as well become familiar with other possible gates that might provide a more secure entrance.

While we understand that some residents may have concerns about security, we assure you that the safety and well-being of our community remains a top priority.

We thank everyone for remaining vigilant, practicing good security habits, and reporting any suspicious activity to York Regional Police.

Your input and suggestions are always valued, and we are open to reviewing any security-related suggestions. Please contact your property manager directly.

We wish health and wellness for all the Ballantrae Golf & Country Club Community.

**The YRCECC 967 Board of Directors**

## **Fall Horticultural Report for Ballantrae Golf & Country Club**

AND JUST LIKE THAT ...

It seems summer turns to fall so abruptly some years that it is almost like a switch has been flipped. Summer seems to fly by quicker and quicker the older we get. September, I think is my favourite month as usually we have summer-like weather during the day and cool nights making it great for sleeping. In the gardens, it is a relatively slow month as the summer annuals are still looking amazing and we start to plan for the second busiest time of the year in the gardens. It is also a good time to do any renovations and/or transplanting of perennials and plants. In early September we created about 100 new perennials by dividing existing mature plants and planted them in open areas created by the removal of trees from last years big storm.

As we approach mid-October we start cutting back perennials and preparing the gardens for winter. Counting back the weeks from the middle of November (when we could be snow covered), there is a lot to do. The priority is to get all the fall bulbs planted but to make this easier most of the perennials are cut back first and annuals removed once we get that first hard frost (which seems to be coming later and later every year). This year we will be planting over 2300 tulips and 1800 daffodils. This is the most unrewarding time of year in the gardens as we do all the work of planting the bulbs in the coming weeks and have to wait close to 6 months before you see the result of all the back-breaking work. The most obvious fall to-do is all the leaf cleanup created by the thousands of trees that line the property. I hope you enjoy the fall colours, the leaves will be dropping soon.

As you walk, bike, drive around the community, you may also see our annual pumpkin display. This year we expanded the show using over 100 pumpkins.

And just like that it will be winter ...

Thank you,

Porcupine Management Ltd.