



The Fairways

Of Park Place

NEWSLETTER FROM THE BOARD

August Newsletter

Lots of community news since our last newsletter.

Your Board of Directors

Congratulations to Norma and Stan Staff in unit 18. They have just sold their house in the past week and will be moving in October. A great big THANK YOU goes out to Stan who has dedicated so many hours to our community over the past 4 years while on the board of directors and most recently as our President. Stan, with the support of the past and current boards, has been instrumental in making the necessary decisions to ensure The Fairways continues to be a prestigious and well run community. He will be sorely missed.

At our July board meeting Stan stepped down as President of the Board. Upon Stan's recommendation your Board has voted to have Vice President, Deborah Dugan (unit #24), replace Stan as President. Deborah has previous experience sitting on boards in both a professional and volunteer capacity.

The board is now comprised of:
Deborah Dugan (unit #24) – President
Cynthia Cavanaugh (unit #13) – Treasurer
Ray Pineau (unit #6) – Secretary
Jack Miller (unit #15) – Director
Stan Staff (unit #18) – Director

Please join your board in wishing Stan and Norma all the best in the new home.

Landscaping and Grounds Maintenance

In the midst of the hottest, driest summer on record, the board has been working with a new crew from Gelderman to do their utmost to keep our lawns and gardens looking their best. The irrigation system is currently running 5 days a week – up from 3 days per week. Two new sprinkler heads have been added, for greater coverage. Gelderman has reviewed the irrigation system multiple times this summer and repairs any damaged heads as required.

Aeration, fertilization and weed suppression has taken place. Due to government regulations a weed free lawn, without human assistance, is a thing of the past.

Thanks to the many volunteers in May and June who helped with pulling weeds, planting plants, enlarging two gardens at the rear of the property and applying mulch. Their work has allowed all of us to improve our property with significant cost savings.

The board is currently evaluating quotes for our landscaping and snow removal requirements for November 2012, to October 2013.

Maintenance

The porch parging of the scheduled units was completed in early summer and the results are excellent. The rain water leader installation was also completed with the exception of several short leaders. Current review of the missing leaders is underway with the goal to complete installation this year.

Driveway Sealing

Thanks to everyone for their support in removing vehicles for the driveway sealing. Thank you to Frank (unit #28) for caulking between the driveways and the garage floor. This project was completed on July 9.

Fence Painting

The board has been entertaining quotes for fence painting. In the meantime, a paint stain has been tested on a number of private fences. If you wish to paint your own exclusive privacy fence, paint is available by contacting Jack Miller. Otherwise, painting of privacy fences is not planned until Spring 2013.

Dryer Vent Cleaning

Several home owners have had their dryer vents cleaned by Dryer Vent Cleaner. This cleaning is a great preventive measure to eliminating the possibility of a dryer vent fire and takes just one hour and is offered to the Fairways residents at a special rate of \$99.00 (regular price \$129). Please contact Ian at 905-966-0838 to arrange for your dryer vent to be cleaned.

Reserve Fund Study

Every three years the corporation is under legal obligation to conduct a review of the Reserve Fund. The board is currently reviewing quotes and will be making their selection before year end October 31, 2012.

Web Site

Remember to visit our community website at www.hsc488.com for updates, newsletters and community documents. The documents area is password protected. Please type fairways to access these confidential documents.

Thinking of making any improvements to your exterior?

No exterior changes are permitted without prior written consent of the Board. If you are contemplating any changes, please write the Board and give them time to respond before starting the work (example: storm doors). Please forward your requests through to the management office via e-mail, fax or mail.

We hope that this newsletter has provided any update and overview of the projects taking place this summer in your community. Please send any suggestions or comments for future improvement to Deborah at ddugan@conexsys.com

We hope you enjoy the rest of your summer!

Your Board of Directors

MANAGEMENT COMPANY

Property Management Guild is the company that helps us to manage our site and Susan Huot is our Property Manager. The office hours are 9:00 a.m. to 5:00 p.m. Monday to Friday. You can reach Susan at 905-575-3636 or by e-mail at Susan@pmGuild.ca.

In an *emergency situation*, the office does have a 24 hour answering service (905-575-3636).

When contacting the emergency line, please reference HSCC 488