



The Fairways

Of Park Place

NEWSLETTER FROM THE BOARD

September/October Newsletter

Lots of community news since our last newsletter.

Your Board of Directors

Thank you to the volunteers that stepped forward to replace Stan Staff who has stepped down from the Board and will be moving next month. Albert Bertrand from unit #19 has joined the board until the April Annual General meeting. Albert is an original owner, a retired mathematics teacher and is a welcome member to the board.

Deborah Dugan (unit #24) – President
Cynthia Cavanaugh (unit #13) – Treasurer
Ray Pineau (unit #6) – Director
Jack Miller (unit #15) – Director
Albert Bertrand (unit #19) – Director

2013 Budget and Monthly Maintenance Fee

In your mail this week you should have received a notice and 2013 budget from PMG. It advises that the new budget for Halton Standard Condominium Corporation No. 488 has been set for the forthcoming year. Commencing November 1, 2012, the monthly maintenance fee will be increased to \$345.00 in order to cover all anticipated costs. The Board has changed our Landscaping contract effective November 1, 2012 and will be implementing additional landscaping improvements to our property. As such, additional funds have been allocated to this category in the operating budget. In addition, there has been an increase in the General Maintenance and Repair budget to ensure that adequate funds are present.

Landscaping and Grounds Maintenance

The Board has been very busy this summer evaluating proposals and quotes from several landscaping firms for next year's landscaping and snow removal contract in an effort to better control our expenses.

The Board is very pleased to announce that GroundWorks has been contracted effective November 1st.

Gelderman will continue to provide their high level of service until October 31st, including the fall fertilization, top seeding, winterization of the irrigation system and overall fall clean up.

More details regarding GroundWorks services will be available in the next Newsletter.

Fence Painting

Painting of the front complex common area fences was completed by one of our preferred contractors. The individual exclusive use fences have been generously painted by some home owners but the majority of this painting has been done by Jack Miller unit #15. Special thanks to Jack and everyone that assisted saving the corporation thousands of dollars in labour costs and allowing us to complete the project this year.

An evaluation on the condition of the remaining perimeter fence will be done in the spring along with consultation with the home owners backing onto the perimeter fence before commencing to paint it.

Maintenance

The final rain water leader installation was completed last week with the exception of several short leaders. Further evaluation of this item will be conducted in the spring.

Many home owners are experiencing difficulties opening and closing their windows. The Board continues to research possible solutions for their repair. Jack Miller has met with several window companies and repairmen and to date no solution has been found. One home owner has reported significant improvement by a thorough cleaning and an application of Jig-A-Loo lubricant. It has been recommended to avoid WD40 as it attracts dirt.

Reserve Fund Study

The corporation is under legal obligation to conduct a review of the Reserve Fund every three years. The board has postponed selection of the company to perform the Reserve Fund until later this year as our new study will be done in 2013.

Web Site

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

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 that took place this summer in your community. Please send any suggestions or comments for future improvement to Deborah at ddugan@conexsys.com

Happy autumn!!

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