



The Fairways

Of Park Place

NEWSLETTER FROM THE BOARD

Winter Newsletter

Special Welcome to Our New Neighbours

A very warm welcome to our three new residents: Edward & Hannelore Fennell at Unit 9, Peter & Susan Curran at Unit 18, and Sheila McCallum at Unit 22.

Landscaping/Snow Removal

With Burlington's first snow fall arriving on the last day of November we have had Rob, from Groundworks and his crew here to clear our roadways, parking areas, sidewalks, walkways and porches. Their process is as follows: initially, with heavy snowfalls, the crew will come in and plough a path to allow access to and from the site. They will return as soon as possible to clear curb to curb.

Your Board of Directors is requesting your help by ensuring all driveways are clear of parked vehicles, in the event of a snowfall, to help our crew clear our site as quickly and efficiently as possible. It is suggested that if you have to have a car parked in your driveway during a snowfall and Groundworks snow ploughs are on site that you temporarily move your vehicles to either the visitor parking area if already cleared or the street until your driveway is cleared or the street and then return your vehicle.

Many thanks, in advance, for your assistance with this matter.

Parking Procedure Reminder

The following parking procedure was adopted by the Board in November 2008 and continues to be in effect: Visitor parking areas are not to be used by the unit homeowners or anyone residing at the unit on a regular or consistent basis.

Please remember to ensure that all visitor's vehicles display their Visitor Parking Permit on the dash of that vehicle **at all times** during parking in the designated visitors areas.

All homeowners have been provided parking permit passes from the property manager that are to be used at all times. Anyone visiting for more than three nights should notify the office of the property manager to obtain permission for an extended visit. Please allow sufficient time to obtain approval for an extended visit. Once approved an extended visitor pass will be issued for that vehicle.

If a vehicle is ticketed and subsequently towed away, the ticket and towing cost will be the vehicle owner's responsibility.

Smoke Alarm Alert!!!

It has come to the Board's attention that your smoke detectors are reaching their expiry date. Some residents have been awakened by the chirping in the middle of the night. To avoid this situation for yourself, you should visit Home Depot, Canadian Tire or Rona (or any other authorized retailer) to purchase new smoke detectors and have installed.

It is the homeowner's responsibility to ensure that they have working smoke detectors in their home.

Maintenance - Windows

The Board is continuing to search for a viable solution to the window opening and closing difficulties that some owners are experiencing. Again please note that 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 this product actually attracts dirt and can make the problem worse.

Save the Date – Wednesday April 24, 2013 at 7 pm

Official notification regarding the Annual General Meeting will be provided late winter. In the meantime, please save the date Wednesday April 24th at 7 pm.

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 (i.e. replacing exterior light fixtures front or back), please write the Board and give them time to respond before starting the work. Please forward your requests through to the management office via e-mail, fax or mail.

Improvement Recommendation

(Requires prior Board approval to ensure improvement is noted in your records as per section 98)

Weather Stripping Garage Doors: some owners have put weather stripping on their garage doors to reduce heat loss **Note: weather stripping must colour match outside door frame**

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

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

Your Board of Directors

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

Merry Christmas and Best Wishes for a Happy New Year!

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