

From: don-hall@rogers.com,

To: don-hall@rogers.com,

Cc: npm@rogers.com,

Subject: Lakeview Estates (OSCC#111) Board Update - January 2022

Date: Wed, Jan 5, 2022 11:23 am

Attachments: Christmas Tree 2021.jpg (88K), pool house 2.jpg (78K)

Happy New Year everyone!

As is the norm this time of year, things are relatively quiet around Lakeview Estates. There are a couple of small updates (or FYI's) we thought we could share with you though:

1. Christmas Tree:

A shout out and big thank you to Dennis and Joan Vollmershausen and John and Mary Cook for the beautifully decorated Christmas tree (see attached photo) at the west end of the south roadway. A very nice enhancement to our overall Christmas decorating this year.

2. Hydro Issues at the Pool House:

A week or so ago we noticed about half of our street lights were not working. James, who usually handles changing burned out bulbs for us, determined that was not the issue and most likely something related to the internal electrical workings of the street lights which are inside the pool house. This prompted an investigation by our electrician who found that we were not getting full power to the pool house.

Hydro One then came at our request and confirmed there is some type of "fault" in the underground wires supplying the pool house. In the coming days they will come back with the proper diagnostic equipment they need to determine exactly where the fault is and in the meantime they have installed a temporary hook up to get us back to full power. This is the equipment you see at the pool house right now in the attached photo.

The exact location of the problem will determine who is responsible for making the repairs but it is likely going to be up to us (and our electrician) to fix it.

This is second such problem we've had in the past couple of months as we had to repair an underground electrical supply cable to one of our units. This is something we can typically pay for as a "Repairs and Maintenance" item out of the operating budget or if we really need to we can reach into the Reserve Fund as there is an "Electrical Power Supply" line in that fund to cover replacement or major repair of our electrical distribution systems.

Regards,

Don (on behalf of the Board)

2 Attached Images



From: don-hall@rogers.com,

To: npm@rogers.com,

Subject: Lakeview Estates (OSCC#111) Board Update - Tree Removal and New Lawn and Garden Contractors

Date: Tue, Feb 1, 2022 5:09 pm

Hello owners, seems timely given the pending winter weather over the next few days that we have a couple of landscaping related updates for you. Both of these topics were discussed at the AGM last fall as priorities for the Board this fiscal year and we are following through on those commitments.

1. Tree Removal

As we discussed at the AGM we have been planning to continue our strategy to remove and replace a number of our ailing trees on the property, particularly the Norway Maples and Crimson King Norway Maples (Red Maples) that you see planted along our roadway. To this end the Board has decided to proceed with removal of 9 more trees this winter. For several years now we have been conducting tree removals and replacements in consultation with our arborist consultant who identifies trees that are in decline or dying or when trees encroach on our buildings and/or other structures.

For this project we have engaged James Smith to remove these trees. He plans to complete this work in mid-February, weather and completed locates for underground services permitting. We like the winter tree removal as the timing will minimize ground disturbance during removal. Any final lawn repairs may have to wait until the spring however.

We do want to share with you the locations of the trees that are planned for removal in February. With the exception of tree #5 (inside the pool enclosure) all the trees were marked this morning with red tape:

1. Red Maple - front lawn between 639 and 641
2. Red Maple - front lawn between 643 and 645
3. Red Maple - front lawn between 647 and 649
4. Red Maple - front lawn between 651 and 653
5. Pyramidal Oak in north east corner of the pool enclosure
6. Norway Maple at rear of 661
7. Norway maple behind 641
8. Norway maple behind 631
9. Red Maple – front lawn between 667 and 669

At this point, the plan is to plant 7 new replacement trees in the spring from among our desired new species list (which includes the Autumn Blaze maple, Armstrong Maple, Ornamental Pear, Gingko or Lynden) at locations #1, 2, 3, 4, 6, 8 and 9 above.

The tree in the pool area will not be replaced at this time until we finalize our re-landscaping plans for the pool area which is scheduled for the summer of 2025 and the

tree behind 641 (location #7) won't be replaced as it is encroaching on new pyramidal horn beams planted in 2019.

If you have any questions or concerns, please feel free to contact Lisa Ring at NPM or our landscape lead, Brad Vollmershausen. and as always with our on-site contractors, we kindly ask that you do not direct any questions or concerns directly to them as they are working under the direction of the Board - you can contact Lisa or Brad.

2. New Landscaping Contractors:

At the AGM we also mentioned the Board would be re-tendering our 2 landscaping contracts over the winter. For the past 10 plus years we have managed our landscaping with two separate contracts.....one for lawn care and another to cover our gardening.

Most know that Ron Bernath has been our contractor of choice for both contracts for the past 5 years and we thought it prudent to go out to the industry with a request for proposal (RFP) to ensure we were getting good value for money. We explained this to Ron before we tendered and although he said he was planning to re-bid and hopefully return this season it turns out Ron accepted a full time position for the City of Woodstock Department of Parks and Recreation and obviously at the last minute decided not to tender.

Fortunately we still had 4 or 5 interested contractors who had submitted bids for us to consider and at our last Board meeting we reviewed the proposals and on the recommendation of Brad Vollmershausen (our landscaping lead Director who coordinated the RFP process) we awarded the contracts to:

- a) Lawns – James Smith, and
- b) Gardening – Element Landscaping

Most of you will know James as he does our snow removal, is our contractor on our siding replacement project and handles a number of other general repair and maintenance items for us.....including tree removal. Element Landscaping is a Norwich based landscaper.

We look forward to finalizing our contracts with these two suppliers and having them start their work this spring.

As above, if you have any questions or comments please feel free to connect with Brad or Lisa.

Regards,

Don (on behalf of the Board)

From: don-hall@rogers.com,

To: npm@rogers.com,

Subject: Lakeview Estates (OSCC#111) Update -

Date: Thu, Feb 24, 2022 4:50 pm

Attachments: Rogers Communication survey Feb 2022.docx (14K)

Just following up on a couple of previous updates:

1. **Tree Removal** – didn't happen as originally scheduled due to weather. James tells us he plans to cut the trees down (those identified in the previous update and marked with red tape) and haul them away on Monday and Tuesday next week (Feb. 28 and Mar 1). He will wait for spring to grind the stumps as required.
2. **Hydro Repairs** – also re-scheduled due to lousy weather and is now tentatively scheduled for a good weather day between Mar 8 and 11.
3. **Rogers Communications Bulk Agreement** – response has been very good to date but just a reminder to those who haven't but intend to, to complete and return the survey to Lisa Ring (by responding to her e-mail) or by paper copy (survey is attached and is also available on the pool house bulletin board) and dropping into a mailbox at 655, 657 or 681 before March 8.

Don

From: don-hall@rogers.com,

To: npm@rogers.com,

Subject: Lakeview Estates (OSCC#111) Owner Update - New Garbage Pick Up/Recycling Day and a few other updates

Date: Wed, Mar 30, 2022 4:45 pm

An Board update:

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1. Change in Garbage and Recycling Pick-up Day:

We want to be sure owners have seen the communications from the City of Woodstock regarding changes to the garbage and recycling pick up schedule.

Effective the week of April 4, 2022 our pick up day will change from Thursday to Friday.....meaning the next pick up following this Thursday's (March 31) will be a garbage and recycling pick up on Friday, April 8th**garbage only on Thursday, April 14th because of Good Friday** and then back to Fridays again on April 22nd with garbage and recycling that day.

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2. Cross Walks:

Following suggestions from several owners and reports of a few "near misses", as an added safety precaution we have made arrangements to have a cross walk and a vehicle "STOP" line painted on our road at our two entrances/exits where it intersects with the sidewalk along Lansdowne. This will be done when we have been assured the road re-construction on Lansdowne is complete following last year's sewer and waterman upgrades and of course our weather permits.

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3. Electrical Issues at the Pool House:

After a bit of a proverbial "needle in a haystack" type search, George and his "team" finally found and repaired the faulty underground electrical cable going into the pool house. This involved running several metres of new underground cable from the large excavation in the road up to the meter on the pool house.

The work required the lifting of a section of paving stones in front of the mailboxes but that has been repaired. All that is left is re-paving the area that had to be cut out of our road which will be done as soon as the weather allows. The extra time, work and material brought this repair project in at about twice what we expected.

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4. Bell Fibre Optic Internet:

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As alluded to above, Bell has approached us for permission to install their new fibre optic internet cables in our complex. We are in discussions with them about this possibility and

have several questions for them related to things like the location of the cables, property damage during installation, the replacement of the current Bell cable pedestals etc. We will make a decision after we are satisfied our questions and concerns have been addressed.

NOTE: we will provide the Rogers Bulk Agreement Update in the very near future. Just waiting for one point of clarification from our contact at Rogers.

Don (on behalf of the Board of Directors)

From: don-hall@rogers.com,
To: npm@rogers.com,
Subject: Lakeview Estates (OSCC#111) Owner Update - Landscaping
Date: Thu, Apr 28, 2022 2:07 pm

1. Landscaping/Gardening:

We were informed this week that **Element Landscaping** plan to start our spring garden maintenance on Monday next week (May 2nd). This will involve the clean-up of the **condo** gardens, some pruning of existing shrubs and plants, edging and the application of fresh mulch.

Even though they have reviewed (and responded to) the Request for Proposal (RFP) we issued last fall, have been on site several times to see what was involved before they submitted their proposal and most recently met with us here to do a walk around, please keep in mind that this is a new contractor for us and we expect there will be a bit of a “learning curve” for everyone. As is our standard practice with all of our contractors and service providers, we want to remind you again that if you have any questions, comments, concerns or feedback (even positive) we ask that you contact either Lisa Ring (at her usual phone number or by e-mail) or Brad Vollmershausen (by e-mail at bradvoll@rogers.com) rather than the contractor.

Also please keep in mind that they will be working on the **condo** gardens. They will be guided by the schematics we developed last year that show the distinction between a **condo** garden and those that are considered **owner** gardens. This information was all included in the RFP and their contract is based on maintaining all **condo** gardens.

And on that point, as mentioned in our March 22 owner update, if you have **owner** gardens you’d like some help to maintain, and want to reach out to Element to ask them about that, you can contact them directly by e-mail or by phone at:

Element Landscaping
Bryan Sweazey
bryan.sweazey@gmail.com
519-532-1940

Bryan tells us a few owners have contacted him already and have made arrangements to have their owner gardens maintained and mulched by them while they are here.

2. Lawn Repairs - Watering:

You will probably have noticed that James has been on site the last couple of days making repairs to our lawns. As we often do, depending on what mother nature has in store in terms of rainfall, we ask that you help the grass growing process by watering if it gets to that point.

Thank you!

Don (on behalf of the Board)

From: don-hall@rogers.com,
To: npm@rogers.com,
Subject: Lakeview Estates (OSCC#111) Owner Update - Pool Opens and Owner Directory
Date: Thu, May 19, 2022 2:10 pm

A couple of updates today:

1. Pool is officially open:

Sandra Crozier is our lead Director for the Pool and Tennis Courts and she has asked me to let you know that we have our final public health inspection (a requirement for public pools...which our pool is deemed to be) at 2:30 this afternoon (May 19). After that we expect to receive our approval and the pool to be officially “open” by 3:00 p.m. today.

There is a **HUGE** amount of work involved in getting us to this point and we thank Paul Gillen and his entire crew of volunteer helpers for all their hard work. And thanks again this year to Rick and Jane for the beautiful planters around the pool.

Paul reports that all systems are “go”, including the heater, which has the water temp at 84 degrees.

Since there are currently no provincially or locally imposed public health COVID restrictions on outdoor public recreational facilities (such as pools) **we are not planning** to use the sign up system we had to implement for the last 2 seasons. Hopefully nothing changes in that regard, but if it does we may have to re-visit that decision.

2. Owner Directory:

Sandra and Lisa Ring are working together to update our old Owner Directory. Many owners have asked about this over the years and what we have on record is very outdated.

We see this as a 2 part process where we ask owners to e-mail Sandra Crozier, by clicking on her e-mail address below, and doing the following:

i. Confirming your up-to-date contact information such as e-mail addresses, cell phone and/or land line numbers.

This information would be kept by the property manager (Lisa) and would be accessed by the Board on an as needed basis.

But additionally, in this email to Sandra, if you’re OK with it you could,

ii. Provide consent for the Board to share some or all of your contact information (email address, home phone number and/or cell phone numbers) exclusively with other owners in the complex as part of our “Owner Directory”.

In the absence of any consent the directory would just show your name and address.

Sandra's e-mail address is

Sandracrozier55@gmail.com

Or if you prefer you can call or text her at 519-290-0207.

Thanks

Don
(on behalf of the Board)

From: don-hall@rogers.com,

To: don-hall@rogers.com,

Cc: npm@rogers.com,

Subject: Lakeview Estates (OSCC#111) Update - revised pool protocol to allow for outdoor social gatherings, new exterior lighting standard and window cleaning

Date: Mon, Jun 28, 2021 7:54 pm

Attachments: Exterior Light Fixture Standard.pdf (608K),
OSCC #111 pool and social gatherings protocol June 30, 2021.pdf (573K)

Hello owners. Three updates today:

1. **An amended pool use protocol:**

a. to reflect the Ontario Government's move to step 2 of their re-opening Ontario plan and the fact that outdoor social gatherings can now include up to 25 people as of this Wednesday, June 30.

b. This protocol is very similar to the one we operated under last summer after we were allowed to increase the size of our social gatherings. You will see the distinction made between the use of the pool for:

i. swimming and water exercising (and the fact that the limit will remain at 10...with 5 in the pool), and

ii. the use of the pool as an "outdoor social gathering" venue with a capacity of 25 people.

This will all be reviewed as we move to step 3 of the reopening taking into consideration whatever the guidance is that goes along with that step.

c. No changes to the current pool sign up system which will continue to be used. At least for the duration of this step of the re-opening.

2. **A new exterior lighting standard:**

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a. With the siding replacement project came some questions about replacing the exterior lights on units.

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b. Other than the section of the "Maintenance Regulations" that state that owners are responsible for maintaining, repairing or replacing all interior and exterior lighting fixtures there isn't a lot of other details related to a unit's exterior lighting fixtures included in the owner handbook.

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c. To address that and to provide clarity the Board adopted the attached standard. The standard will be incorporated into the next edition of the Owner Handbook which we hope to complete before the next AGM.

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d. In effect, all front light fixtures, including at the garage, front entrances and courtyard entrances must be consistent throughout the complex. The Board will make that selection when the time comes to replace those particular lights. There is flexibility when replacing a rear light fixture and owners can do that when they choose.

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3. Window Cleaning:

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a. Will be taking place July 7, 8 and 9. Liam Dempsey and his crew will be here again. This is at least their 3rd year here.

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b. Owners can make arrangements directly with Liam if you want him to take care of your inside cleaning as well. He would prefer you call him in advance if you are thinking you'd like him to do your interior window cleaning. You can contact him at **519-532-1659**.

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Don (on behalf of the Board)

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From: don-hall@rogers.com,
To: npm@rogers.com,
Subject: Lakeview Estates (OSCC#111) Owner Update
Date: Fri, Jul 15, 2022 1:12 pm

With the recent emphasis on communications regarding the Rogers' proposal we realized we may have slipped behind in our communications on a number of other developments in our community.

This is a quick update on a few that are pending sooner than later. We will do another update at the beginning of next week:

1. Dead Boxwoods:

We've done an accounting of the dead or dying boxwoods in the various "condo gardens" and we are in the process of replacing them. At this stage there are about 40 new boxwoods of varying sizes being re-planted and it actually looks like our landscaping contractor is on site today to start that process.

We would ask that, if you get new boxwoods, you take the time to ensure they get lots to drink. Water will be critical to the survival of these new plants.....especially this time of year.

2. Cross walk painting:

Now that Lansdowne has been re-paved we are going to proceed with our plans to add a cross walk at our two entrances. This will also include a stop line before the crosswalk as you are exiting.

This work is scheduled for tomorrow afternoon (Saturday, July 16).

3. Retaining wall replacement:

We are going to replace two old and dilapidated wooden retaining walls on the north side of the complex. One is between units 667 and 669 and the other between 673 and 675. We are going to use a stone product which should be a more permanent solution. While excavating to replace the wall between 673 and 675 we are going to take the opportunity to re-habilitate that slope as it fell out of the scope of the recent Oxford County Sewer Line project. We paid to have a couple of over-sized spruce trees removed from that area at the time of the project and we have never addressed the resulting issue with the grounds there. This will address all those issues.

As I said, we will have another update on some other issues such as tree replacements and shrub trimming early next week.

Regards,

Don (on behalf of the Board)

From: don-hall@rogers.com,
To: npm@rogers.com,
Subject: Lakeview Estates (OSCC#111) Owner Update
Date: Tue, Aug 2, 2022 11:39 am

There are a number of updates this morning so I will try to be as brief as possible:

1. Rogers Update:

Unfortunately we missed the 45 day cut off to ensure we could start the bulk agreement on September 1.....so we will not be starting until October 1st. We had the vote on Thursday, July 14th and we signed and submitted the agreement on Monday, July 18.....but apparently those 4 days were critical. Our fault completely.

Our Rogers contact informs us we will be getting a letter in the next week or two with instructions on the migration to the Rogers Ignite Bulk Agreement.

There were some good questions raised at the meeting that we referred to our Rogers contact for a response:

i. A new Rogers cable was brought into our complex in 2019. What was that for?

"A new fiber optic cable was brought onto the private property of OSCC #111. This cable was pulled to a new pedestal and a fiber node installed. This upgrade work allowed the corporation to be serviced with an increase of bandwidth to 880MHz. i.e. – better, more reliable upload/download service and capacity."

ii. 5 years is a long time when it comes to technology. If Rogers updates any of its Ignite service, including new equipment such as modems, TV boxes and wi-fi boosters will we be upgraded as it becomes available?

"We don't foresee new technology within the next 5 years but in the event something came along you could renegotiate the terms."

iii. When an existing Rogers Ignite customer transitions to the bulk agreement will they be provided with any new equipment if it's been updated?

"At the time of migration to the new bulk agreement, existing customers will need to call Rogers to align their account to bulk plan/package. If the modem is not faulty and can support the service being offer in bulk we would not proactively swap their equipment, however when they call to align themselves to bulk package they can discuss with technical support to see about an exchange."

iv. We assume the technicians will need access to our units but what if an owner is away?

“Yes, we will need access to the inside of the unit. Each resident will be directed (via letter from Rogers) to the call centre to set up their own accounts and installation dates. It will be up to the customer to ensure someone is at the home during the installation time provided. They should be able to set a date when they will be home though.”

2. Tree removal/Limb Trimming:

We’ve said this many times before, but one of the things that sets us aside from other condo communities is our abundant green space....which includes the approximately 190 trees on our property. Keeping up with them in terms of pruning, trimming, removing and replacing represents a significant commitment of resources for us and one that the Board tackles each and every year while also being mindful of being prudent financial managers.

It all starts with a “tree inventory” that we try to update every two years (it is due to be updated again this year) that catalogues the species, its overall health rating and whether it needs to be removed. This is something that Dan Major (our contract arborist) does for us.

There is a significant list of trees designated to be removed and replaced. We used to figure on a \$1000 to remove and replace a decent size tree but these days that number is closer to \$1300. While we’ve already removed several more Norway maples along the street (that we are still waiting for locates so that we can plant the new trees) we feel we can go ahead and take 4 more trees out.....but that won’t be replaced for now. These will be simply a removal. The 5 consist of:

- Large spruce tree overhanging the driveway at 649
- Dead spruce tree by west guest parking lot
- A dead Norway maple behind the brick wall on the south side of the north entrance, and
- A small tree leaning over the west side of the pool house.

James Smith will be handling the removal of those trees for us and in fact one of the smaller ones has already come out. Two are the large spruce trees and he will be using a boom truck to reach the top of the trees and work his way down.

While he is on site with the boom truck we are going to have James, with direction from Dan Major, strategically trim some of the trees in the complex, that we aren’t planning to

remove in the near future, that are encroaching on our buildings, over decks or otherwise causing a problem with dripping sap or clogging up eaves troughs.

We think we have a pretty good idea of those problem areas but if anyone has a particular tree that you feel could be trimmed back we would ask that you let Lisa or Brad know. The trimming will be happening in about two weeks.

3. Tree replacement (north side):

There are a fair number of trees and shrubs (on the north side of the fence between us and the UTRCA lands) that were planted last year following the trunk sewer line upgrade project that didn't survive their first year. These are covered by warranty and will be replaced "this year". We have been pressing the County for a more specific definition of "this year" and so far what we have is a commitment to meet with us in the next week or two to go over the list of trees and shrubs to be replaced. We will continue to bug them about this until those trees are replaced.

4. Shrub trimming:

Making a distinction between tree trimming and pruning, our contract with our landscaper includes the trimming and pruning of shrubs in all "condo gardens" and they will be here to look after that.

5. Social Committee:

While the Board is not officially involved with organizing social events we would like to acknowledge and thank our recently formed social committee. This group of volunteers have agreed to work together to plan and organize various community gatherings over the course of the year....particularly given the increasing popularity and demand for catering services.

Carol Anne Cullen, Cathy Poole and Sheila Balfour, with Sandra Crozier acting as the Board liaison are the members. Please feel free to contact them directly if you have any suggestions for social get togethers or activities.

6. Pool Update:

We continue to wish Paul well on his path to recovery following his surgery.

In the meantime, with Paul sidelined for now, we have had to make other arrangements for pool maintenance which has included contracting with Dennis Cigler for once weekly cleaning and maintenance. Dennis is no stranger to our systems as he has looked after the major maintenance and repair of our pool equipment and has also handled our spring pool opening and fall closing duties for many, many years.

In between Dennis's visits, we have set up a system of resident volunteers who assist with general cleaning and daily water testing. A huge “thanks” to Maria Benjamin and Ron Langlois for contributing their time. We are certainly open to expanding our list of volunteers so if anyone is interested in assisting with any part of the remaining season please contact Sandra Crozier.

We would also be remiss if we didn't recognize the very generous contributions of Rick and Jane Coad when it comes to the beautiful planters around the pool house and deck. Those planters contribute to the overall enjoyment of the pool and we thank them very, very much for that.

7. Driveway Repairs

- We do have a list of repairs to be made to our driveways and we expect that to be done in September. If you have any areas of concern please contact Lisa or Garry Honcoop.

8. AGM

- We have a Board meeting scheduled for August 9th at which time we expect to approve the auditor's report for the 2021-2022 fiscal year. That means we can proceed with finalizing plans for the Annual General Meeting which we have tentatively scheduled for September 26th at 7:00 p.m. To be confirmed.

From: don-hall@rogers.com,

To: don-hall@rogers.com,

Cc: npm@rogers.com,

Subject: Lakeview Estates (OSCC#111) Owners Update - preliminary notice of AGM

Date: Thu, Aug 18, 2022 11:37 am

Attachments: OSCC 111-PRE AGM Notice Sept 26 2022.pdf (3634K)

A couple of quick updates today:

1. AGM:

Please see the attached pre-notice of our upcoming Annual General Meeting (AGM) which is scheduled for Monday, September 26th at 7:00 p.m.

At this stage we are leaning towards a “hybrid” meeting format where owners can have the option of participating in person or by zoom. And of course there will also be a vote by proxy option as well. We will continue to monitor the situation and make a decision about format and location before the official notice comes out in mid-September.

2. New Trees:

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Now that the locates have finally been completed, Oxford Insta-Shade will be on site this coming Monday (August 22) to plant 6 new trees at the following locations:

- i. Between 639 and 641
- ii. Between 643 and 645
- iii. Between 647 and 649
- iv. Between 651 and 653
- v. Behind 661, and
- vi. Between 667 and 669

You will notice the stake in the ground in those areas that indicates where the tree is going and the species.

Sufficient water will be critical for the survival of these newly planted trees so once again we are asking owners, where there is a new tree, to water regularly to help them get established. In fact, several of our boulevard trees are looking stressed because of the dry summer so if you happen to have one of those stressed out trees you could help out by giving them a good drink at least once a week.

While we are talking about trees, the County will be on site tomorrow to begin the process of replacing the dead trees on our north side following the sewer project. Tomorrow will just be a walk around to get an inventory of what needs to be replaced.

Don (on behalf of the Board)

From: sandracrozier55@gmail.com,

Bcc: mcknaughts@aol.com,

Subject: OSCC #111 Owner Update: Rogers Bulk Agreement

Date: Fri, Sep 2, 2022 6:26 pm

Attachments: 20220902_175245.jpg (1079K), 20220902_175112.jpg (874K), 20220902_173720 (1).jpg (1029K), 20220902_173743 (1).jpg (1098K)

Your official notification re: Rogers Bulk Agreement should have arrived in your mailbox in the last couple of days, in the form of a bulk mailing addressed to "RESIDENT". Hopefully you did not mistake it for junk mail. Just in case, we are enclosing a copy of their letter.

Our bulk agreement will take effect on **October 1st**. To activate our Bulk services, we are directed to call our Bulk Customer Care team **beginning September 15, 2022**. Complete instructions are detailed in their letter.

Regards,

Sandra on behalf of the Board

4 Attached Images

From: don-hall@rogers.com,

To: npm@rogers.com,

Subject: OSCC#111 Owner Update - Security

Date: Sat, Sep 10, 2022 11:51 pm

Attachments: Security Video of Bike Thief Sept 2022.jpg (261K)

We have been advised of another theft that occurred in our complex this week.

A bicycle was stolen from Brian and Sandra Crozier's garage (#669) around 5:48 p.m. on Thursday, September 8th.

Still photos from video footage, complements of the security cameras recently installed at Reid Truscott's, are attached. You can see that the thief approaches on a bicycle from the west end of our property and once he has stolen the bike returns in the direction that he came from on his bike while wheeling the stolen bike beside him.

Brian and Sandra had just finished BBQ-ing at the entrance to their garage and had gone inside, leaving their door up for about 20 minutes while it aired out.

The theft has been reported to the police and they are investigating.

We send this out, not to unnecessarily alarm you, but as a reminder that it takes mere seconds for this to happen, that you should keep your garage door down as much as possible and leave nothing of value in your garage. These sneak thieves tend to talk amongst themselves and know (and share) where there is an easy mark.

I have a feeling this latest incident will lead to a renewal of the discussion, certainly at the Board level to start, regarding a secure barrier of some form along our western property boundary. Not that this would guarantee an end to such incidents but could provide a level of deterrence by shutting down the flow of "unwanted visitors" who access our property from Springbank Drive, Blackfoot Place or the conservation lands via our open western property boundary.

Don (on behalf of the Board)



From: don-hall@rogers.com,

To: npm@rogers.com,

Subject: Lakeview Estates (OSCC#111) Owner Update - Annual General Meeting Board Presentation

Date: Thu, Sep 29, 2022 10:06 pm

Attachments: Lakeview Estates AGM 2022 Board Update FINAL.pdf (144K)

As a FYI, we are attaching a copy of the presentation that was delivered at the AGM this past Monday night.

Regards,

Don (on behalf of the Board)

LAKEVIEW ESTATES (OSCC#111) Owner Update

DATE:	November 20/22	FROM:	George McKnight, on behalf of the board
SUBJECT:	<u>Snow Removal</u>		

We just signed our annual contract with James Smith for the upcoming winter maintenance season and there are a few “reminders” we’d like to pass along to everyone:

Normal snow removal hours are between 4:00 a.m. and 8:00 a.m. however adjustments are made to deal with large accumulations during the day. We encourage owners to park their vehicles in their garages, especially during the winter months to simplify the snow and ice clearing process. James has the discretion to decide whether he can safely manoeuvre his plow around any vehicles parked in the driveway or the visitor parking spaces without damaging lawns or vehicles. Any damage to a vehicle caused by the snow removal and ice control process will be a matter between the vehicle owner and the contractor (James) and will not be the responsibility of the corporation (OSCC#111). If you move your vehicle to give access to your driveway for plowing before James leaves the complex he will endeavour to come back and clean your driveway. Once he has left the complex though he will not make a special trip back to do this unless authorized by the property manager as this is considered an extra charge. Damage to lawns (and sometimes other structures) is an unfortunate outcome of the snow removal process and James is responsible for repairing any damages. Lawn repairs are to be completed by May 1 next year.

Reflective markers to delineate the roadways and driveways and help minimize damage will be installed by James.

James will use plastic shovels and a plastic edge on the truck mounted plow to minimize the risk of damage to our paving stones.

SUBJECT:	<u>Christmas Lighting</u>
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We have over the past few years rented four wreaths and placed them at the entrance of our driveways. This year we bought the four wreaths. Thanks to Don and Barb Hall who took on that task. They have recently placed them at the front entrances.

Earlier this year we also installed lights on the large blue space tree behind and between units 649 and 651. Those lights have now been turned on for the season.

The cost to purchase the wreaths and lights was marginally more than the annual cost to rent the wreaths but will eliminate the expense for the next several years.

We should also thank Dennis Vollmershausen who had lights installed on the blue spruce tree in front of John Cook's home last year. John Cook is graciously providing the electricity.

SUBJECT:	<u>Survey Results - West Boundary</u>
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Please find attached a summary of the results from the West Boundary Survey.

Included in the summary are questions that were asked in the survey along with answers to those questions, comments and concerns that were provided by residents, as well as the results of each question asked in the survey.

Please note that some responses did not include answers to all questions. In summary, 40 of 44 residents replied to the Survey and 20 of those residents indicated that they **DO NOT** support the installation of a barrier on our west property line. Assuming the remaining 24 (15 yes', 5 maybes and 4 non responders) or 55% of our residents would support the barrier in an official vote, there would not be adequate support to meet the 66.67% required to move forward with this project.

The Board has a scheduled meeting in December where this topic will be further discussed.

Thanks to Dennis Vollmerhausen, John Cook, Steve Morris and Leslie Farrell who offered to participate in a small group to review the results of the survey and make a recommendation to the board.

Thanks also to each of you for taking the time to respond to this survey. It was great to have 91% participation. It was also good to have all of those currently vacationing in Florida reach out with a response. If you have any questions or concerns please feel free to contact me or another Board member.

SURVEY RESULTS - Lakeview Estates, West Boundary

Surveys Received of 44 potential		40
1) Are you in favour of adding a barrier to the west property line?		
A.	<u>YES</u> and would further support barriers (possibly automated) at the east end of our property	5
B.	<u>YES</u>	10
C.	<u>MAYBE</u> , under the right circumstance	5
D.	<u>NO</u>	20
2) For what reason(s) do you support the installation of a barrier?		
A.	Reduced Liability (Corporation's or personal)	13
B.	Increased Privacy	15
C.	Increased Security	13
D.	Increased Personal Safety	10
E.	Value (Increased Property Value, Potentially Reduced Insurance Premiums)	11
3) For what reason(s) do you not support installation of a barrier?		
A.	Negative impact on Appearance / Aesthetics	17
B.	Value (Reduced Property Values)	6
C.	Would not effectively control security	17
D.	Neighbours walking or biking through is OK	13
4) Would you support an extra charge to fund the installation of the Barrier?		
A.	YES, One time of approximately \$600 per unit	11
B.	YES, one time of approximately \$450 per unit	2
C.	YES, would support an increase in Condo fees of \$20/Month for 2 or 3 years	4
D.	NO, do not support any funding of the barrier	17
5) Which type of barrier would you prefer for Section "A", "B" and "C" as described on the attached drawing?		
A.	Hedges, Gardens or stone as barrier (vs. fence).	2
	Galvanized Chain-link Fence	4
	Black Chain-link Fence	5
	Wrought Iron Railing Fence	9
	No barrier	15
B.	Hedges, Gardens or stone as barrier (vs. fence).	0
	Galvanized Chain-link Fence	4
	Black Chain-link Fence	3
	Wrought Iron Railing Fence	13
	No barrier	15
C.	Hedges, Gardens or stone as barrier (vs. fence).	0
	Galvanized Chain-link Fence	4
	Black Chain-link Fence	6
	Wrought Iron Railing Fence	9
	No barrier	15
6) A barrier would discourage Pedestrians(including dog walkers) and bikers. Should it be designed to discourage climbers? (Chain-link would be six feet high. Wrought iron may be less than six feet high but designed to stop climbers)		
A.	Yes	17
B.	No	15
7) Should the board approach the City of Woodstock regarding options for installing a Barrier on their property(to our west) ?		
A.	YES	22
B.	NO	11
8) Would you like to be part of a small group to review the results of this survey and assist with a proposal to the board ?		
A.	YES	6
B.	NO	30

INTERESTING FACTS

Percent of Owners who provided a Survey	91%
Percent of Surveys provided with a "NO" Answers	50%
Number of "NO" answers as a percent of all owners	45%
Maximum possible percent of "YES" answers (66.67 required to invest in a barrier)	55%

QUESTION and CONCERNS raised on the survey

QUESTIONS: Can we completely fence off the portion of city property (On the east and south of the property)? What is the purpose of this city property? Does the City still need this property? If not, can we buy it for a nominal fee? **ANSWERS:** We have approached the city and asked if we can close the open portion of the fence on the east side of their property. They denied the request. We have not elevated the request. To our knowledge the property is there to provide a path for storm water to travel to the lake behind us. The board could approach the city to discuss leasing or buying the land.

QUESTION: Who would maintain city side of the fence line? On the north side of the complex weeds grow six feet high and no one maintains that side along the fence line. Leaves and garbage collect along fence. **ANSWER:** Our grass cutting contractor currently cuts 5 to 10 ft of the city's property, he could continue to do so (with a key to the gate). The remainder is currently cut by the city, they would continue to cut the grass on their side of the fence.

QUESTIONS: How would James have access to the North Side to cut grass?, How would Service vehicles get to the north side e.g. Decks ?
ANSWER: Between 633 and 635.

QUESTION: Would owners have a key to the gate - **ANSWER:** - The gate would be 8 to 12 feet long so unlikely that keys would be provided.

CONCERN: No one has discussed or explained the need for this project. **RESPONSE:** The west barrier was discussed at length including a presentation at the AGM in 2021. The presentation is available on the website. There was a discussion again at the AGM in 2022

COMMENTS from the survey

A chain link fence has been used by the city from Springbank down the park on the west side and down the east side to our north boundary of the Springbank homes. So why not continue it the entire way, Also we have already used it around our recreational area (Pool etc..) so why not use it again.

We should all be very concerned about the possibility of a pedestrian or biker being injured on our property due to a fall, slip or even being accidently hit by one of our own vehicles. The cost of a fence seems minimal in comparison to the long term cost we may have as a result of such an accident.

I do not see a benefit (for our unit) in creating a pedestrian / bicycle barrier along the western boundary of our property. As for any long-range planning for an eastern boundary intended to be equipped with an automated gate, the eastern perimeter would remain easily penetrated due to the sloping of the property, unless a significantly tall, non-scalable perimeter fence were to be constructed. Please note that there is insufficient alignment between the existing decorative brick walls to facilitate this, and, I suspect, any attempt to render this wall "secure" would be extraordinarily expensive and less than successful in its intended purpose. While it may be possible to erect such a fence, I cannot foresee a pass-gate for vehicles that would suit the aesthetic of the community. If you're seeking a short-term, single, "west-end" remedy to the trespassing problem, your most practical approach would be to seek City approval and City funding. Until then, I recommend increased signage along the western perimeter.

We are OK with no fence. Closing off access to the lake has stopped most people from walking. As someone who walks through to Blackfoot, the fence would be a nuisance. We do not feel a fence is needed but if everyone votes to support we'd be fine with the decision. Our development is not that exclusive that we need to be gated at each end.

Agree with a \$600 one time expense - if it's going to be done, do it right.

Some residents use the green space when out walking.

No matter what you do it will be ineffective and unsightly. Those who want to get onto the property will do so no matter what cost or effort is expended.

We appreciate the opportunity to express our opinions on this vital topic.

The survey has been well laid out and is very informative. We are 50/50 in our thinking about the necessity of a barrier. A six foot high barrier seems a little excessive, considering we have two entrances from Lansdowne Ave. If the majority consensus is to erect a barrier we will be supportive of the decision, based on a one time payment.

Calling the city is worth a try - maybe a lease agreement. At this stage we don't support an automated barrier at the entrance to our complex. We could change our mind if the situation warranted it. We like all wrought iron but also some landscaping added in some areas.

Committees such as this are a great way to introduce residents to the potential of being on the board in the future. Thanks for organizing this.

It appears from the drawing that if we paid to have the fence created , we would be required to provide the city access to our street for pedestrians etc.. And this defeats the purpose of the fence. TO me this makes no sense. I am against spending the money. What would it solve?

I do not support any gate.

We are making a mistake putting up a fence on this property.

We shouldn't spend any money on fences, the fence on the South side should NEVER be replaced. We don't need a fence on the west side and we don't need one on the South side. Our neighbours are always welcome.

If Chain link is used make sure it is one that a person cannot put the toe of their shoe into. (to stop climbers)

For Consideration - Reasonable to expect that issues related to safety/ security/ privacy will only continue to increase. In consideration of Lakeview estates owner demographics, concerns for these issues will also increase over time. Therefore I humbly suggest the board should expand the project from "west Property Line" to "Total Property" and develop a long term (3-5 yr.) plan to address all aspects of liability / privacy/ security/ safety and value.

We are opposed to living in a fence enclosed community. The community seems to have thrived without intervention for over 30 yrs. We are residents in a community like everyone else in Woodstock and why are we now seeking to isolate ourselves. Security issues? Some of that responsibility rests with the owners and we need to be vigilant and not complacent about securing our property. Every home in Woodstock is potentially exposed to theft ect. Fencing ourselves in feels like painting a bullseye. Privacy? as matters stand, we probably have more privacy than the average home throughout the city of Woodstock. Liability? Over 30 years and now this is a concern? One solution to mitigate liability is to drastically increase signage visibility with more explicit sign language at all access points(east, west and north). More visible aggressive signage may discourage some people from trespassing. For example the signage at the driveway entrances are hardly noticeable at all as they blend in and are tiny. It seems to be more about aesthetics than the message. The cost to dramatically increase signage placement for the property would be negligible. Regardless of the support (or not) of the fence proposal, the board should address the signs as a prudent approach to liability mitigation. Adding signs does not require 66-2/3 support. Unless you completely close east and west entrances and address the north fence (which is easily breached), it is hard to see how just fencing the west fully achieves what is being sought. For example, many times we have observed people entering the property from Lansdowne and driving or walking the "loop". Gates bring on another level of complexity, including installation costs, access, ongoing maintenance (cost). As well, if gates were installed, the open areas of the gates to the north and south of the driveways would have to be fenced.

Since we purchased our home in Lakeview estates the amount of traffic on Lansdowne Avenue has increased ten fold as has the amount of vehicle, bicycle and pedestrian traffic on our driveway. The pandemic has created more walkers and bikers impacting the level of traffic on our loop. Closing the north gates between Lakeview Estates and the Conservation Authority also rerouted more traffic through our driveway. This loop is the owners private driveway not a public road or sidewalk. As an owner living in the middle row we see all of the traffic. We don't enjoy watching unknown people walk their dogs on our lawn and occasionally into our gardens. Bicycles, mopeds and motorcycles travel through at all hours. It's annoying to have pedestrians looking at us through our windows. We have spoken politely to passers by as have other owners, letting them know this is private property but they continue to come through. The privacy those in the north and south row enjoy in their back yards no longer exists for those of us in middle row. Personally we no longer have the pleasure of using our once private deck. If the barrier is not approved then board should take some action to provide those in the middle row the same amount of privacy those in the north and south rows enjoy. **We would just like our privacy back so we can enjoy our backyards the way other owners do.**