

## LAKEVIEW ESTATES (OSCC#111) Owner Update

<b>DATE:</b>	Jan 20/23	<b>FROM:</b>	George Mcknight, On behalf of the Board
<b>SUBJECT:</b>	<u>Website and Handbook, Rules and Policies and Regulations</u>		

The latest version of the Lakeview Estates handbook has been printed and will be hand delivered to your mailbox on Tuesday January 31. If you would prefer we hang on to your handbook until you return from your winter getaway, please let me know. This will be the last printed version of the handbook.

Just a reminder that our new Website contains all of the information in our Handbook as well as other things such as Annual General Meeting minutes, annual audited financials, the annual budget, the most recent reserve fund study, our Declaration and Bylaws, our Certificate of Insurance and a Residence list with emails and phone numbers. You also have access to the Maintenance Request and Unit Modification forms on the Website. Any of the documents can be printed or downloaded from the website. If you have lost or forgotten your Login and/or Password, please contact me at mcknaughts@aol.com, and I will send it to you.

We urge you to read and understand our Rules, Policies and Regulations as posted on the website or in the Handbook.

Our rules are often enforced through friendly communication of our neighbours, however, it is the Board's obligation to enforce our Rules, Policies and Regulations and thus, we would like to remind you of one those policies to help address current issues.

<b>SUBJECT:</b>	<u>Structures Placed in Common Areas</u>
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The issue is regarding structures or objects that are being placed in Common areas, primarily on the lawns. As a reminder a couple sections that explain the situation, and taken directly from our handbook, are included below.

*The condo owner does not have a classic freehold as they would of their own home and property and as such the owner is not at liberty to deal with property in the same manner as they would in a traditional home ownership scenario.*

*For instance, pretty much everything outside your home, with a few exceptions, is shared commonly between the residents and is referred to as the **condo common elements**. Common elements would include the green space, gardens, trees, the road, the pool and the tennis court.*

*The nature of our condominium is such that in return for the advantages gained through collective ownership of the common elements, some degree of control over what can be done with those common elements is given up to and managed by the Board and the Property Manager. Upkeep is funded through the operations account via the monthly condo fees.*

*Any changes or alterations to the common elements proposed by an owner must be approved in advance by the Board of Directors.*

If you currently have a structure or object placed on or in a common area, specifically on the lawn, or around a tree, please remove it.

As documented above any changes or alterations to the common elements proposed by an owner must be approved in advance by the Board of Directors.

Please be advised that this specific note is not intended to apply to items currently placed in owners' gardens

Apr 10/23

This is just a note to let all owners know that we will be painting lines on the Tennis/Pickleball court to accommodate pickleball players. The pickleball court will be placed at the North end of the tennis court. We will purchase a mobile net that can be easily moved in place for a game. We have a paint recommendation from the company that maintains our court and will be painting a sample line this week.

Should you see masking tape on the court, the paint will be wet. We will remove the masking tape when the paint dries.

If you have any questions, feel free to contact myself or Sandra Crozier.

George McKnight  
519-533-8984

Apr 20/23

Susan Gillen has graciously offered to organize a community garage sale in May. I am forwarding an email from Susan that provides some details as well as Susan's contact information. If you have any question, plan to participate or can help Susan with the sale, please contact her directly. More details will be provided as we get closer to May 13th.

George on behalf of the board

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Time to clear out space in those spare rooms and closets so let's have a garage sale!!

Saturday, May 13th, 2023

8:00 am to 12:00 noon

Rain or shine

The board has some concerns about traffic flow so anyone who has a saw horse or pylons we could use them to have one driveway the entrance and the other exit only. Any volunteers to sit at the end of the driveways? Call me please.

We will be advertising the week before in the Oxford Shopping News.

Our annual, large, garbage pickup is conveniently scheduled for the week of May 15th so if some of your items don't sell...

Let's make it a fun day. If you only have a few items to sell, perhaps your neighbour can add them to their stuff. Just ask.

If you have any questions please feel free to call me or email me and I will try to answer them.

Susan Gillen #623  
519-421-0664  
aerway@rogers.com

For Oxford Shopping News week of May 7th, 2023

Multi Family Garage Sale  
Lakeview Estates, North Lansdowne Avenue  
Saturday, May 13th, 2023  
8:00 am to 12:00 noon  
Rain or Shine  
Please Heed The Signs

## LAKEVIEW ESTATES (OSCC#111) Owner Update

<b>DATE:</b>	Mar. 21, 2023	<b>FROM:</b>	George McKnight (on behalf of the Board)
<b>SUBJECT:</b>	<b><u>Current Year end Operating Expenses and 2023/2024 Budget</u></b>		

We are attaching a document which includes the projected year end expenses for the current year ending March 31, 2023 and the final budget for the upcoming fiscal year. You will see that we are projecting our expenditures this year to come in slightly under budget (\$1,134.00) leaving our year end operating account balance at \$12,427.00.

In terms of next year, our spending plans require us to increase the monthly condo fee by \$30.00 per unit per month from \$475 to \$505. Including the Rogers Ignite Bulk Agreement fee of \$53.99, the new monthly payment, effective April 1, 2023, will increase from \$528.99 to \$558.99. \$14.98 of the increase is allocated to the reserve fund with the other \$15.02 going to the operating fund.

The total operating budget of \$202,470 for 2023/24 includes fixed expenses of \$143,603 for Insurance, Lawn and Garden Contracts, Rogers, Mgmt. Fees, an annual Audit, Hydro/Water/Gas, administration, bank fees, CAO fees and legal fees. The combined estimate for snow removal and repairs/maintenance is \$38,500. The maintenance expenses are tough to forecast but will include the cost to repair many outstanding paving stone issues. The pool budget includes a weekly visit from a pool maintenance company while daily maintenance will be looked after by our, much appreciated, owner volunteers. Most of the remaining \$14,000 will be used for website management, overseeding of the lawn, removing and replacing three more of the red maples between our driveways as well as replacing damaged bushes, trees and shrubs.

We have also increased our reserve fund contribution for next year. The expected reserve fund balance as of March 31/23 is forecast to be \$113,453 including about \$24,000 in inventory for the siding project, down from \$145,174 last year.

The reserve fund study completed in 2020 forecast the cost of our siding project to be \$440,000 over four years, which would take the amount in our reserve fund down to \$45,000 at the end of 2024/2025. Although the siding project spending was within budget the first two years, going forward our concerns regarding inflation particularly related to material costs, influenced our decision to increase the reserve fund contribution.

We are required by Ontario's Condominium Act to complete another reserve fund study this fiscal year.

<b>SUBJECT:</b>	<b><u>West Barrier</u></b>
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Late last year we completed a survey regarding the installation of a barrier on the west side of our property. Although there was not enough support to go forward with a barrier there were many suggestions from our owners including meeting with the city to review options for a barrier on their property. Don Hall contacted our Mayor who came out to meet with Don and I. The Mayor arranged a follow up meeting with the Supervisor of City Parks, who is responsible for maintaining this property. Although there has been no decision by the City, they have been open to our discussions.

Once we have feedback from the city we will get the four owners who volunteered together to review the results of the survey and possibly make a recommendation to the owners.

<b>SUBJECT:</b> <u>Siding Project</u>
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We will continue with our siding project starting early in April. Units 615 to 621 will be completed first and should take about 3 weeks. There will be a one or two week break in construction before units 623 to 633 are started. All 10 units should be completed by early June. In September, units 635 to 641 will be completed. The remaining units, 643 to 661 will be completed in 2024.

If you have any questions please feel free to contact myself or any of your board Members.

**OXFORD STANDARD CONDOMINIUM CORPORATION NO.111**

**OPERATING BUDGET**

**April 1, 2023 to March 31, 2024**

<u>MONTHLY CONDO FEE</u>	<b>2022-23 BUDGET</b>			<b>2023-24 BUDGET</b>	
	<b>\$475.00</b>			<b>\$558.99</b>	
	Apr 1/22 to Mar 31/23			Apr 1 /23 to Mar 31 / 24	
	<b>PROJECTED YE</b>	<b>2022-23</b>	<b>Unit/Mo</b>	<b>2023-24</b>	<b>Unit/Mo</b>
<u>EXPENSES</u>					
<u>GROUNDS-KEEPING</u>					
Landscaing Contract	31,640	31,640	60	32640	62
Landscaping ( Garden & Trees)	34,276	24,350	46	30112	57
Snow Removal	19,303	21,500	41	21500	41
<b>Total Grounds-Keeping</b>	<b>85,219</b>	<b>77,490</b>	<b>147</b>	<b>84,252</b>	<b>160</b>
<u>BUILDING MAINTENANCE</u>					
Repairs & Maintenance - General	9,550	19,000	36	17000	32
Pool	6,069	4,500	9	6010	11
Tennis Courts	1,212	1,200	2	200	0
<b>Total Building Maintenance</b>	<b>16,831</b>	<b>24,700</b>	<b>47</b>	<b>23,210</b>	<b>44</b>
<u>UTILITIES</u>					
Gas	2,360	1,680	3	1750	3
Hydro	1,906	2,350	4	2020	4
Water	752	794	2	797	2
<b>Total Utilities</b>	<b>5,018</b>	<b>4,824</b>	<b>9</b>	<b>4,567</b>	<b>9</b>
<u>TELECOMMUNICATIONS</u>					
Phone	340	340	1	340	1
Rogers Bulk Agreement			0	28,507	54
<b>Total Telecommunications</b>	<b>340</b>	<b>340</b>	<b>1</b>	<b>28,847</b>	<b>55</b>
<u>ADMININISTRATION FEES</u>					
Admininistration	2,658	1,772	3	2000	4
Bank Charges	760	750	1	760	1
Condo Authority of Ontario Fees	528	528	1	528	1
Contingency	2,307	2,000	4	1700	3
Insurance	37,495	36,585	69	38634	73
Driveway Assessment	-4,197		0		0
<b>Total Administration</b>	<b>39,551</b>	<b>41,635</b>	<b>79</b>	<b>43622</b>	<b>83</b>
<u>PROFESSIONAL FEES</u>					
Legal Fees	847	500	1	500	1
Audit Fees	3,600	3,051	6	3440	7
Management Fees	13,493	13,493	26	14032	27
<b>Total Professional Fees</b>	<b>17,940</b>	<b>17,044</b>	<b>32</b>	<b>17,972</b>	<b>34</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>164,899</b>	<b>166,033</b>		<b>202,470</b>	
<i>Total Operating (Less Rogers)</i>	0	166,033		173,963	
<i>Plus Annual Reserve Contributions</i>	84,767	84,767		<b>92,675</b>	
<b>TOTAL COMMON EXPENSES</b>	<b>249,666</b>	<b>250,800</b>		<b>266,638</b>	
Net Surplus/(Deficit)	1,134.00				

**Monthly Fees Per Unit**

Operating Expenses	314.46	329.48
Reserve Fund Contribution	160.54	175.52
Rogers	0.00	53.99
<b>Total Monthly Fee</b>	<b>475.00</b>	<b>\$558.99</b>

**May 3/23**

Just an FYI to all that James Smith and his crew will be starting Phase 3 of the siding project on Monday May 8.

Units 615 to 621 will be started first and should be completed by the end of May.

Units 627 to 633 will be started in Mid June followed by units 625 and 627.

Units 635 to 641 will be completed in September.

If you have any questions or concerns please call or email me anytime.

George McKnight

519-533-8984

LAKEVIEW ESTATES (OSCC#111) **Owner Update**

DATE:	21-May-2023	FROM:	Sandra Crozier
SUBJECT:	<u>Pool Opening</u>		

We recently passed the required health inspection and are happy to announce that our pool is officially OPEN. Given the cooler weather, the heater will be turned on when overnight temperatures increase; hopefully later this week.

Dennis and Tina Cigler have served us well for many years and will continue to provide once weekly maintenance. For daily cleaning and water chemistry recording we much appreciate the commitment of our resident volunteers: Maria Benjamin, Ron Langlois and Sheila Balfour. Thanks to all these folks for keeping our pool in pristine condition.

Should you have any pool related concerns, please contact Sandra Crozier (cell/text: 519-290-0207).



# LAKEVIEW ESTATES (OSCC#111) Owner Update

<b>DATE:</b>	June 14, 2023	<b>FROM:</b>	George McKnight on behalf of the Board
<b>SUBJECT:</b>	<u>Siding Project</u>		

The project to replace all of our siding, eaves, soffit, and aluminum trim was ramped up again in May. Units 615 to 621 have been completed. Most of the material for this portion of the project was in stock so we were required to buy very little new material. The total cost, including the inventory used, was marginally under the budget for these four units.

Removal of the siding for Units 627 to 633 will commence Monday or Tuesday (June 19 or 20) and the installation should be complete in 3 weeks.

The replacement on units 623 and 625 has been postponed until September, we will however try to replace the trim around the garage doors and paint the doors on these two units in June.

Units 635 to 641 will be completed in September.

The final units, 643 to 661 and the mail/pool room will be completed in 2024.

<b>SUBJECT:</b>	<u>Contractors</u>
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I would like to remind owners once again that any issue or questions regarding our contractors or the work they are doing for Lakeview Estates must be communicated through our property manager or a board member. This may sound like a relatively minor thing to you but it can actually be extremely frustrating for our contractors to be getting direction from potentially 44 different “bosses”.

The exception of course is for personal items arranged between the owner and the contractor and invoiced at the owner’s expense.

Also, any repairs that need to be done to your unit that are the responsibility of the Condominium Corporation should be requested through our property manager using the “Maintenance Request” form provided on the website and in your latest handbook.

<b>SUBJECT:</b>	<u>Lawns</u>
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Our lawn contractor will be repairing some of the problem areas in our lawns this week. Adding triple mix (top soil) and seed in places that the lawn has been damaged or is just not growing. It’s a great time for growing grass if we continue to have some rainfall. Without water, however, the grass is unlikely to grow. If there is a shortage of rain and you have time, we would appreciate you sprinkling a little water on those areas that are reseeded.

This winter we will try to take some steps to reduce the amount of damage to our lawns created by the snow removal process.

<b>SUBJECT:</b>	<u>Volunteers</u>
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The board would once again like to thank all of our volunteers who do many tasks within the community including pool maintenance, flowers around the pool and organizing events. Steve Morris and June Spruce have graciously completed a couple training sessions for residents who have an interest in playing pickleball. I understand it went very well and may create more activity on our court. Thanks again to everyone who helps.

Jul 4/23

Please see the email below from Elly Legallais.

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To the members of Oxford Standard Condominium Corporation #111

I would like to express my profound gratitude for the Donation made to VON Sakura House in memory of my late husband, Larry LeGallais.

Larry was so very fond of all the many friends and neighbours we met since moving in 2012.

Thank You for caring,

Sincerely,

Elly LeGallais

Aug 19/23

One of our neighbours recently noticed a drone, flying back and forth along our north fence line. This occurred between midnight and 1am. Upon a phone call to the woodstock city police, he was informed that it was their drone. We assume the police were monitoring activity in the green space between Lakeview Estates and the Thames River.

The board is not informing you of this activity to alarm you, we thought if you happen to see or hear the drone you will know why it's there. Drones make a buzzing sound and require lighting when operated at night. Secondly, we would just like to remind you that you should keep your doors locked, garage doors shut and your vehicles locked.

If you have any questions, please feel free to contact any board member.

George McKnight  
519-533-8984

## LAKEVIEW ESTATES (OSCC#111) Owner Update

<b>DATE:</b>	August 31, 2023	<b>FROM:</b>	George Mcknight (On behalf of the board)
<b>SUBJECT:</b>	<u>Weed Spraying</u>		

James A. Smith Inc. will be on site on Saturday Sept. 2 between 6:00 and 8:00 a.m. to spray weeds on our front lawn and again on Sunday Sept. 3 to spray weeds on the back yard lawns.

He's coming early to avoid issues that may arise from the odour during the spraying process. It may be a good idea to have your front windows closed on Saturday morning and your rear windows closed on Sunday Morning

<b>SUBJECT:</b>	<u>Tree Planting</u>
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James Smith has donated two mature (7 feet high?) trees. One is a pine and one is a spruce that he is removing from his home. He will be planting those trees close to our west property line in the area west of the visitors parking spaces and in front of 663 Lansdowne. This is the area we removed some large and dying trees, last year. James will be on site, the morning of Monday Sept. 4<sup>th</sup> to install the trees.

<b>SUBJECT:</b>	<u>Garden Replacement</u>
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While James is on site with an excavator, on Monday, we will also have him remove the shrubs and bushes in the garden that is close to the roadway and behind 655 Lansdowne. The garden will be replaced with grass by Mid September.

Sep 14/23

Just an FYI to everyone that the project to replace siding and eavestroughs on units 635 to 641 will commence on September 18 and will take about 3 weeks. Unit 623 and 625 will be completed in October.

George McKnight  
519-533-8984



Sep 25/23

*Just a reminder to everyone that our Annual General Meeting will be held this wednesday at 7:00 p.m. at the Southgate centre on Wellington street near Southside park.*

*We hope to see as many of you there as possible. A quorum of 25% (or 11 units) is required so please provide a proxy to one of your board members if you are unable to attend.*

*The following is the current agenda*

- *Last years Minutes*
- *Business Arising from Last Years meeting*
- *Financial Update*
- *Approval of Audited Financials*
- *New Business*
- *2023/4 Priorities*
- *Election of directors*
- *Discussion*
- *Adjourn*

*Hope to see you Wednesday evening"*

George McKnight on behalf of the board  
519-533-8984



## LAKEVIEW ESTATES (OSCC#111) Owner Update

<b>DATE:</b>	Oct 20, 2023	<b>FROM:</b>	Sandra Crozier (on behalf of the Board)
<b>SUBJECT:</b>	<u>2023-24 Board</u>		

Following our recent Annual General Meeting, our Board held its first meeting on Oct. 11th and welcomed our newest member, David Balfour.

Director appointments are below, and our portfolio assignments are attached.

- David Balfour, Director
- Sandra Crozier, President
- Don Hall, Secretary
- Garry Honcoop, Treasurer
- George McKnight, Director

We would remind you that your FIRST point of contact for any issues, concerns, and change/alteration requests (both in unit and ALL common areas; see Owners Handbook for details) should be our Property Manager, Lisa Ring at npm@rogers or 519-485-1594.

<b>SUBJECT:</b>	<u>Owner Directory</u>
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Attached is an updated directory which includes details that you have consented to share with other owners. If any errors or updates please contact Sandra Crozier. This document is also posted on our community website (see Appendices).

<b>SUBJECT:</b>	<u>Keys</u>
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Once upon a time, our Board maintained a key box wherein individual owner keys were stored for emergency access. If you would like your key returned, please contact Sandra Crozier by Thu. Oct. 19<sup>th</sup>. The owner log is dated 2010, so between the exchange of owners, and new locking mechanisms, we don't anticipate hearing from many of you!

We would remind you that owners are responsible for ensuring our property Manager has contact information for a person having access to their unit in the event of an emergency.

<b>SUBJECT:</b>	<u>Harassment &amp; Discrimination Policy</u>
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In support of promoting safety and security in our community, our Board recently adopted a new Harassment and Discrimination Policy (attached).

## LAKEVIEW ESTATES OSCC#111 Board Positions and Responsibilities (2023-4)

	<u>President</u>	<u>Vice President</u>	<u>Treasurer</u>	<u>Secretary</u>		<u>Past President</u>	<u>Property Manager</u>
	Sandra Crozier	David Balfour	Garry Honcoop	Don	Hall	George McKnight	NPM
<u>Portfolios</u>							
Pool and Court	X						
Action Item List	X						
Lawn and Garden Contracts and Trees		X					
Snow removal		X					
Financials, Investments			X				
Driveways, Sidewalks and Courtyards			X				
Rogers Bulk Agreement			X				
Reserve Fund Study			X				
Major Landscape Projects				X			
Bereavement and Donations				X			
Declaration Issues				X			
Minutes				X			
Infrastructure (Repairs +Maintenance)						X	
Siding Project						X	
Preventive Maintenance Program						X	
Website						X	



**LAKEVIEW ESTATES (OSCC#111) Owner Update**

<b>DATE:</b>	2023-10-28	<b>FROM:</b>	Sandra Crozier, President
<b>SUBJECT:</b>	Hot Tubs - Notice of New Rule		
<p>The issue of hot tubs being allowed on common elements came up recently in the form of a question from a realtor. Over the years, our various Boards have consistently responded "no" to this question when asked by owners or prospective purchasers. To date, we have not permitted hot tubs on the common elements. However, there is nothing in our rules that specifically states this.</p> <p>Our current board recently met to discuss this issue. We unanimously support that position and have approved a new rule which states:</p> <p>"A permanently or temporarily installed hot tub, or any other similar personal spa-like device, is strictly prohibited on the common elements, including exclusive use common elements such as decks and concrete patios."</p> <p>This rule can be found in our Owners Handbook (e-version on our website), Section J (Rules and Regulations); Clause 4 (Use of Common Elements and Units Generally); sub-clause VIII.</p> <p>This new rule will go into effect as of December 1, 2023. In the meantime, in accordance with sections 46 and 58 of the Condominium Act, 1998 (copies of which are attached) owners have the right to requisition a meeting by notifying the Board.</p>			

## **CONDOMINIUM ACT, 1998, S.O. 1998, CHAPTER 19**

### **Requisition for meeting**

46 (1) A requisition for a meeting of owners may be made by those owners who at the time the board receives the requisition, own at least 15 per cent of the units, are listed in the record maintained by the corporation under subsection 47 (2) and are entitled to vote. 1998, c. 19, s. 46 (1).

### ***Form of requisition***

(2) The requisition shall,

- a) be in writing and be signed by the requisitionists;
- b) state the nature of the business to be presented at the meeting; and
- c) be delivered personally or by registered mail to the president or secretary of the board or deposited at the address for service of the corporation. 1998, c.19, s.46(2).

### ***Same, removal of directors***

(3) If the nature of the business to be presented at the meeting includes the removal of one or more of the directors, the requisition shall state, for each director who is proposed to be removed, the name of the director, the reasons for the removal and whether the director occupies a position on the board that under subsection 51 (6) is reserved for voting by owners of owner-occupied units. 1998, c. 19, s. 46 (3).

### ***Duty of board***

- (4) Upon receiving a requisition mentioned in subsection (1), the board shall,
- a) if the requisitionists so request in the requisition or consent in writing, add the business to be presented at the meeting to the agenda of items for the next annual general meeting; or
  - b) otherwise call and hold a meeting of owners within 35 days. 1998, c. 19, s. 46 (4).

### ***Non-compliance***

(5) If the board does not comply with subsection (4), a requisitionist may call a meeting of owners which shall be held within 45 days of the day on which the meeting is called. 1998, c. 19, s. 46 (5).

### ***Reimbursement of cost***

(6) Upon request, the corporation shall reimburse a requisitionist who calls a meeting under subsection (5) for the reasonable costs incurred in calling the meeting. 1998, c. 19, s. 46 (6).

## **Rules**

58 (1) The board may make, amend or repeal rules under this section respecting the use of the units, the common elements or the assets, if any, of the corporation to,

- a) promote the safety, security or welfare of the owners and of the property and the assets, if any, of the corporation; or
- b) prevent unreasonable interference with the use and enjoyment of the units, the common elements or the assets, if any, of the corporation. 2015, c. 28, Sched. 1, s. 54 (1).

### **Rules to be reasonable**

(2) The rules shall be reasonable and consistent with this Act, the declaration and the by-laws. 1998, c. 19, s. 58 (2).

### **Same, proposed rules**

(3) Rules proposed by the declarant before the registration of a declaration and description shall be reasonable and consistent with this Act, the proposed declaration and the proposed by-laws. 1998, c. 19, s. 58 (3).

### **Inconsistent provisions**

(4) If any provision in a rule or a proposed rule is inconsistent with the provisions of this Act, the provisions of this Act shall prevail and the rule or proposed rule, as the case may be, shall be deemed to be amended accordingly. 1998, c. 19, s. 58 (4).

### **Amendment by owners**

(5) The owners may amend or repeal a rule at a meeting of owners duly called for that purpose, 1998, c. 19, s. 58 (5).

### **Notice of rule**

(6) Upon making, amending or repealing a rule, the board shall give a notice of it to the owners that includes,

- a) a copy of the rule as made, amended or repealed, as the case may be;
- b) a statement of the date that the board proposes that the rule will become effective;
- c) a statement that the owners have the right to requisition a meeting under section 46 and the rule becomes effective at the time determined by subsections (7) and (8);
- c) a copy of the text of section 46 and this section. 1998, c. 19, s. 58 (6); 2015, c. 28, Sched. 1, s. 54 (2).

### **When rule effective**

(7) Subject to subsection (8), a rule is not effective until the following time:

1. If the board receives a requisition for a meeting of owners under section 46 within 30 days after the board has given notice of the rule to the owners, the earlier of,
  - i. the time at which a quorum is not present at the first attempt to hold the meeting, and
  - ii. the time at which a quorum is present at the first attempt to hold the meeting and the owners do not vote against the rule at the meeting.
  
2. If the board does not receive a requisition for a meeting of owners under section 46 within the 30 days after the board has given notice of the rule to the owners, the day after that 30th day. 2015, c. 28, Sched. 1, s. 54 (3).

**Same**

(8) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose. 1998, c. 19, s. 58 (8).

**Same, proposed rule**

(9) Despite subsection (7), a rule proposed by the declarant before the registration of the declaration and description shall be effective until it is replaced or confirmed by a rule of the corporation that takes effect in accordance with subsection (7). 1998, c. 19, s. 58 (9).

**Compliance**

(10) All persons bound by the rules shall comply with them and the rules may be enforced in the same manner as the by-laws. 1998, c. 19, s. 58 (10).

## LAKEVIEW ESTATES (OSCC#111) Owner Update

<b>DATE:</b>	12-Dec-23	<b>FROM:</b>	David Balfour (on behalf of the Board)
<b>SUBJECT:</b>	<u>Snow Removal 2023-4</u>		

Just a reminder to everyone about snow removal/winter maintenance guidelines for the upcoming winter. James has been contracted for the coming season.

- Snow will be removed from all areas when accumulation of a least 2 inches occurs. James monitors and will make the decision.
- Scheduled time for removal is between 4 a. m. and 8 a.m. with adjustments as necessary in the event of large accumulation during the day.
- We request if possible that owners park their vehicles in the garage during the winter to simplify the snow and ice clearing process. James has the discretion to determine if it is safe to maneuver his equipment around any vehicles in the driveway or visitors parking to avoid damage to cars or lawns. Any damage to a vehicle during the snow removal or ice control process will be a matter between the vehicle owner and the contractor. The Corporation (OSCC#111) will not bear any responsibility in the matter.
- If you move your vehicle to give James' access to clear the driveway before he leaves, he will endeavor to return and do so. However, once he has left the property, he will not return to clear the driveway, unless authorized by the property manager as this is an extra cost.
- Salt application to maintain safe driving and walking conditions will be at the discretion of the contractor. Please leave the salt in place for as long as possible so that it is effective, especially when ice is present. On occasion salt is added as a preventative measure ahead of a storm, when forecast.
- Damage to Condominium property can occur during snow removal (E.G. lawns). James will make every effort to avoid damage, however, should that happen he is responsible to repair and restore the property to its original condition in a timely manner.