

LAKEVIEW ESTATES (OSCC#111) Owner Update

DATE:	February 16, 2025	FROM:	Garry Honcoop (on behalf of the Board)
SUBJECT:	Snow Removal		

It's been a tough week for us in the snow removal department. Probably one of the tougher in recent memory.

Generally it has gone smoothly however we are quickly running out of places to put excess snow and may have to consider moving some snow off property....an expensive endeavour that we hope to avoid.

Meanwhile though we felt it was a good time to remind owners of some of the details of the snow removal contract we have signed with James:

- Snow removal is triggered by an accumulation of at least 2" snow. James monitors this himself and makes that decision.
- Salt application to maintain safe driving and walking surfaces will be at the contractor's discretion. But we ask that you allow the salt to stay on the road, driveway or sidewalks long enough to do their job. Sometimes salt is added as a preventative measure in advance of a forecasted storm.
- Typical 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 to simplify the snow and ice clearing process, We recognize this is not always possible and James has the discretion to decide whether he can safely manoeuvre his plough around any vehicles parked in the driveway or the visitor parking spaces without damaging vehicles or property. 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).
- The rules around parking your vehicles in the 4 visitor parking areas, which includes the parking at the pool house/post office boxes, continue to apply. It is most imperative during the winter that you do not use these spaces as your personal parking lot as it severely limits James ability to clean these areas and to use some of this space as an area to store excess snow. Please consider this your reminder and take appropriate steps to comply with this long standing rule.
- If you move your vehicle to give access to your driveway for ploughing before James leaves the complex he will endeavour to come back and clean your driveway. Once he's 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.

James has been our snow removal provider for close to 20 years and overall we are very happy with his work. We found out years ago that it is next to impossible to find a contractor who will hand shovel sidewalks so we also value this aspect of the service he provides. We need all owners to show respect to our on-site service providers.

SUBJECT: Snow covering gas meters and exhaust vents/pipes
--

The inordinate amount of accumulated snow, especially close to our units, has also raised another issue that we haven't experienced for a while and that is the potential for snow covering exhaust pipes and vents from your furnaces, hot water tanks and other exhaust outlets such as dryer vents and bathroom fans.....especially those that might service a basement bathroom.

Snow and ice may also be accumulating on and over your natural gas meters.

We have reminded James of this but this is not solely an issue created by snow removal so we are asking all owners to be aware of this and to take stock of these issues.

If you need someone to do that for you please do not hesitate to ask a neighbour or reach out to Lisa Ring at 519-485-1594 or npm@rogers.com and she will arrange for someone to come and have a look.

LAKEVIEW ESTATES (OSCC#111) Owner Update

DATE:	March 20, 2025	FROM:	Garry Honcoop (on behalf of the Board)
SUBJECT:	Change in Gardening Contractor		

During the negotiation of our 2025 gardening contract the Board decided to approach James Smith (who has been our lawn maintenance contractor for the past 3 years) to provide a quote on providing gardening services in accordance with our current service standards. His quote was lower than Element Landscaping's to the point the Board made the decision to award the contract to James for the upcoming season.

SUBJECT:	2025-26 Budget and Condo Fees
-----------------	--------------------------------------

The attached document includes the **projected** year end expenses for the current year ending March 31, 2025 and the final budget for the upcoming fiscal year.

In terms of the 2024-25 year end you will see that we are projecting to spend almost \$12,000 more than we budgeted.

Some budget lines came in marginally under budget but those were more than offset by over expenditures in snow removal (\$8000 over budget), \$3500 more in the insurance line due to the property valuation we had done this year and \$2000 more in legal expenses as a result of the changes we recently made to our declaration to clarify the responsibility for the replacement of windows and doors. We are not overly concerned about this year's budget deficit as we have been carrying a positive balance in our operating account and we also have \$15,000 of surplus operating funds in a cashable GIC if we need it. We will monitor our cash flow over the upcoming year and manage any challenges accordingly.

For the upcoming fiscal year, starting April 1, 2025, with the change to James as our lawn and gardens contractor (with the associated savings) as well as an unexpected decrease in our condo corporation insurance premiums we are pleased to announce that we will be able to hold our condo fees the same as last year. With the same level of income the savings in those two lines of the budget will be used to offset the increase to our reserve fund contributions (in accordance with the Reserve Fund Study), an increase in our snow removal budget, inflationary increases in several other budget lines and an increase in our Contingency to \$5000 which we use to pay for donations, repairs that fall under deductibles or any other expenditures over and above the budget.

Based on the above, this year's monthly condo fee of \$579.00 is comprised of the following:

- \$ 338.71 Operating Account
- \$ 186.30 Reserve Fund Contribution
- \$ 53.99 Rogers Ignite Bulk Agreement

As the gardening season approaches the Board wanted to remind all owners once again of the revisions made to our existing garden rules which were approved by the Board on September 3, 2024 and communicated to all owners last October.

Please note, the rules related to gardens have not changed however we believe the revision simplifies, consolidates and clarifies the rules which we expect will lead to more consistent self-compliance.

The revised rule, which became effective January 1, 2025 in time to kick off a new growing season, can be seen below and is now be located under **section H “Unit Modification and Property Standards”** of the handbook. All other references to gardens in other sections of the handbook have been removed and the newest version of our handbook has been posted on our website.

Although the rule related to gardens has not substantially changed, the Board has agreed to treat this as a new rule and in accordance with sections 46 and 58 of the Condominium Act owners have the right to requisition a meeting to discuss this by notifying the Board.

EXCERPT FROM OWNERS’ HANDBOOK

H. UNIT MODIFICATION AND PROPERTY STANDARDS

11. Gardens:

- I. As discussed in the introduction of the owner’s handbook, with the few exceptions described below, the collective greenspace of Lakeview Estates, including all gardens are considered part of the **condo common elements** and are the responsibility of the condo corporation to manage and maintain.
- II. The board fulfills this responsibility through contractual arrangements with 3rd party service providers.
- III. Our garden maintenance contract for condo common element gardens (also referred to as “condo gardens”) includes provisions for edging, mulching, weeding, pruning and trimming of plants and shrubs and shrub and plant removal and replacement as required. If an owner has any concerns about the condition of a condo garden, how these contracts are administered or has a suggestion to improve a garden or any other element of the green space they should contact the property manager.
- IV. Based on the above and in the interest of all owners the rule related to all condo gardens is:
 - a. **No owner can make any modifications to a condo common element garden without the prior written consent of the corporation**
 - b. For the purposes of this rule, “modification” includes:
 1. Altering, changing, enhancing, improving or expanding the shape of any condo garden, or

2. The addition of anything in a garden including, but not limited to any structure or device (decorative or otherwise), perennial plant, shrub, tree or mulch.

V. **Garden modification exceptions:**

a) Owner Gardens:

1. **One main exception to the above rule is where the corporation has allowed an owner, with the Board's prior written approval, to modify the gardens adjacent to their units. Approval to make these changes also comes with the understanding that the owner will assume responsibility for maintaining these "modified" gardens.....which are referred to as "owner gardens". It is important for owners to understand the status of the gardens around their unit and the process to follow to create an owner garden:**
2. The unit owner makes a request in writing to the Board to modify one or more of the gardens at their unit. Written requests will include the nature of the changes including the types and species of plants to be added. Appropriate drawings or sketches showing locations, shapes and sizes may be required and any changes not included in the original submission may only be made upon board approval.
3. Once approved, the modified gardens, now known as an "owner garden", becomes the responsibility of the unit owner to maintain including the use of mulch that matches that used in condo common gardens. If the owner fails to maintain the owner garden the garden may be returned to a condo garden at the expense of the unit owner.
4. Some owner gardens may be built around and include an existing common element tree. In such circumstances the corporation will retain responsibility for the maintenance of that tree which may include trimming and possible removal and/or replacement. While all care will be taken to protect the other contents of the owner garden during this process any damage sustained to the owner garden will be the responsibility of the owner to correct.
5. All records related to owner gardens will be kept in the unit file and will be disclosed to a prospective purchaser by the property manager through the clearance certificate process at the time the unit is sold.
6. Owners may request that their owner garden be returned to a condo common garden to be managed by the corporation. The garden modification will be completed by a mutually agreed upon landscaper and any associated costs will be the responsibility of the owner.
7. Where approved changes or additions have been made by the owner to the gardens or landscaping of their unit, thereby creating a responsibility on the unit owner to maintain the unit garden, the owner must disclose such changes and the responsibility for their maintenance to any prospective buyer of the unit. In circumstances where the buyer is unwilling to accept the continuing responsibility to maintain the approved alterations to the unit and/or landscaping, the unit owner shall restore the approved alterations to their prior condition at their expense. The unit owner shall do so prior to completing the sale of the unit unless agreed otherwise in the offer to purchase agreement.

b) Annuals:

1. Owners are permitted to plant annuals, or place containers of annuals, in condo gardens adjacent to their unit providing they are removed each fall by November 15.

c) Sprinkler Systems:

1. With prior Board approval, owners may install automated watering systems for gardens (and lawns) in the common areas related to their units.

SUBJECT:	Notice of Upcoming Landscaping Project – Block A (units 615 to 621)
-----------------	--

This is just an early notice that this year the Board will be taking on a project to improve drainage, grass growth and landscaping at the southeast end of our property which will include removing several large spruce trees. Start date is not confirmed at this stage but will likely coincide with the ground drying out after our wet winter and spring.

OXFORD STANDARD CONDOMINIUM CORPORATION NO.111

OPERATING BUDGET

<u>MONTHLY CONDO FEE</u>	2024-25			2025-26 BUDGET	
	\$579.01			\$579.01	
	Apr 1/24 to Mar 31/25			Apr 1 /25 to Mar 31 / 26	
	PROJECTED YE	2024-25	Per Unit Per Mo.	2025-26	Unit/Mo
REVENUE					
Common Fees	277,204.00	277,207.28	525.01	277,207.28	525.01
Other Revenue/Interest	1,722.00		-		-
Rogers Fee	28,507.44	28,507.44	53.99	28,507.44	53.99
Total Revenue	307,433.44	305,714.72	579.01	305,714.72	579.01
EXPENSES					
<u>GROUNDS-KEEPING</u>					
Landscaping Contract	33,577.00	33,500.00	63.45	34,300.00	64.96
Landscaping (Garden & Trees)	29,673.00	30,753.00	58.24	18,929.00	35.85
Snow Removal	26,989.00	19,000.00	35.98	22,000.00	41.67
Total Grounds-Keeping	90,239.00	83,253.00	157.68	75,229.00	142.48
<u>BUILDING MAINTENANCE</u>					
Repairs & Maintenance - General	21,258.00	21,800.00	41.29	21,800.00	41.29
Pool	5,734.00	6,600.00	12.50	6,600.00	12.50
Tennis Courts	1,921.00	1,700.00	3.22	1,700.00	3.22
Total Building Maintenance	28,913.00	30,100.00	57.01	30,100.00	57.01
<u>UTILITIES</u>					
Gas	1,075.00	1,750.00	3.31	1,550.00	2.94
Hydro	2,235.00	2,500.00	4.73	2,352.00	4.45
Water	630.00	800.00	1.52	800.00	1.52
Phone	341.00	360.28	0.68	360.28	0.68
Total Utilities	4,281.00	5,410.28	10.25	5,062.28	9.59
<u>ADMINISTRATION FEES</u>					
Administration	2,650.00	2,379.00	4.51	2,450.00	4.64
Bank Charges	781.00	760.00	1.44	760.00	1.44
Condo Authority of Ontario Fees	528.00	528.00	1.00	528.00	1.00
Insurance	42,654.00	39,216.00	74.27	38,900.00	73.67
Contingency	1,011.00	-	-	5,000.00	9.47
Total Administration	47,624.00	42,883.00	81.22	47,638.00	90.22
<u>PROFESSIONAL FEES</u>					
Legal Fees	4,510.00	2,500.00	4.73	2,500.00	4.73
Audit Fees	4,368.00	3,816.00	7.23	4,280.00	8.11
Management Fees	14,031.00	14,032.00	26.58	14,033.00	26.58
Total Professional Fees	22,909.00	20,348.00	38.54	20,813.00	39.42
TOTAL OPERATING EXPENSES	193,966.00	181,994.28	344.69	178,842.28	338.72
<i>Plus Rogers</i>	28,507.44	28,507.44	53.99	28,507.44	53.99
<i>Plus Annual Reserve Contributions</i>	95,213.00	95,213.00	180.33	98,367.00	186.30
TOTAL COMMON EXPENSES	317,686.44	305,714.72	579.01	305,716.72	579.01
Net Surplus / (Deficit)	(10,253.00)				

MONTHLY FEES PER UNIT

Operating Expenses	344.69	338.72
Reserve Fund Contribution	180.33	186.30
Rogers	53.99	53.99
TOTAL MONTHLY FEE	579.01	\$579.01

LAKEVIEW ESTATES (OSCC#111) Owner Update

DATE:	May 13, 2025	FROM:	Garry Honcoop (on behalf of the Board)
SUBJECT:	Garden Rules		

Now that the gardening season is finally here, and to ensure there are no surprises for anyone, the Board wants to remind all owners once again that the rules related to common element gardens are quite simple:

No owner can make any modifications to a condo common element garden without the prior written consent of the corporation.

And for the purposes of this rule, “modification” includes:

1. Altering, changing, enhancing, improving or expanding the shape of any condo garden, or
2. The addition of anything in a garden including, but not limited to any structure or device (decorative or otherwise), perennial plant, shrub, tree or mulch.

If you have made or are planning to make any modifications to a common element garden, to be in compliance with the rule, you are asked to complete a Board Approval Request form (attached) or return the modified garden to its original state or remove anything that you have added to the garden.

Note: this rule does not apply to a previously approved and documented “owner garden”. Please contact the property manager if you have any questions about this.

SUBJECT:	Updated Owner Directory
-----------------	--------------------------------

An updated owner directory, dated May 10, 2025 has been posted to our website.

As a reminder, you can access it there at:

www.lakeviewestates.ca

Go to “Owner Log In” where all owners now have the same log in information:

Username: Lakeview

Password: Estates!

Once logged in as an owner you can click on “Appendices” at the top of the page and you will find the new owner directory.

SUBJECT:	Court and Pool Update
-----------------	------------------------------

Our court is ready for tennis and pickle ball action. Feel free to reserve your court time on the sign-up sheet posted at the mailbox bulletin board. When in need, a blower is available inside the pool house to keep our court free of debris. Please remember to return and recharge the battery.

Dennis Cigler is scheduled to reopen the pool on Fri. May 16 and should be in order for the health department inspection on or about Wed. May 22. We will let you know when the pool is officially open for swimming. As in previous years, you will see an inflatable gator for a few weeks to deter the ducks.

SUBJECT:	Landscaping Update: Boxwoods and Ongoing Tree Removal and Replacement Program
-----------------	--

Boxwoods:

Many of you will notice the number of distressed boxwoods this spring some of which were newly planted last season to replace dead boxwoods.

We have always believed winter salt was the enemy of our boxwoods and this year it has also been reported that boxwoods may be infested with a gypsy moth. Distressed and dying boxwoods seems to be an issue every spring and the Board agreed it was time to consider other options rather than continuously replacing them. Once the board has completed their review we will discuss with owners and decide what option to go with.

Tree Removal and Replacement:

The Board approved a 3 part tree removal/replacement plan for this year which includes:

1. Removing a total of 13 trees around and behind Block A (Unit 615 to 621) which will include grading to improve surface water runoff and new grass. The plan would be to complete this phase of the enhancements around Block A this year, monitor drainage and address any issues that would arise. No new trees to be planted this year in that area. In 2026 any changes along the eastern property line south of the main entrance to enhance security and privacy once the spruce trees have been removed would be completed. **Tentative start week of June 16.**
2. The completion of the street-side Crimson King (Red) Maple removal and replacement by finishing up the red maples left along the north loop in the fall of this year, and
3. The removal of the 4 large spruce trees behind Block F (units 651 and 653). These trees have outgrown their space, are dangerously encroaching on the building and have been identified for removal for some time. The Board has decided to complete their removal this year as well. Removal will require ground remediation including grading and new grass (sod or seed to be determined). No new trees to be planted. **Scheduled start the week of May 19.**

SUBJECT:	Window Cleaning
-----------------	------------------------

Window cleaning has been scheduled for June 24 to 27. We will remind all owners as we get closer to those dates.

LAKEVIEW ESTATES (OSCC#111) Owner Update

DATE:	June 12, 2025	FROM:	Garry Honcoop (on behalf of the Board)
SUBJECT:	Boxwood removal and replacement schedule		

This is a follow up communication regarding the removal and replacement of boxwoods in all condo gardens. **Please note this does not apply to owner gardens.**

As previously communicated the board has decided to remove all boxwoods which will commence Monday, June 16. We expect this will take a day....perhaps a day and a half.

Planting of the new shrubs starts on Thursday, June 19th and will continue until they are done. This work will incorporate the completion of the condo gardens clean up and the application of fresh mulch.

The new shrub of choice is called the Fairview Yew. After consulting several knowledgeable landscape specialists and suppliers we feel the characteristics of this Yew is a good fit for us.

As with all new plants, especially those planted this time of year, adequate watering early on is critical to it surviving and thriving. We ask for your assistance in ensuring any new Yews planted around your unit get watered regularly.

LAKEVIEW ESTATES (OSCC#111) Owner Update

DATE:	July 22, 2025	FROM:	Garry Honcoop (on behalf of the Board)
SUBJECT:	Landscaping & Drainage Enhancements		

The Board met today to finalize and approve the following landscaping/drainage projects:

Block A (615 to 621 Lansdowne):

This is a major landscaping and drainage initiative identified by the Board several years ago. Money was allocated in the last 2 reserve fund studies and now that the siding project is complete we are going to move on this project year. Some of the tree and stump removal work has been started and now that the overall plan has been documented, costed and approved we expect the remainder of the work to begin during the August 19 to 29 time period with the project completion taking place from September 15 to 26.

The scope of the work for this project includes:

- Removal of the 7 remaining spruce trees, trunks and roots at the eastern property line between unit 615 and the Lansdowne Ave. sidewalk
- Replacing 10 existing window wells (6 in Block A and 4 in Block B) with new ones and raising them to allow for better surface water run off
- Re-grading of the back yards behind block A to enhance surface water flow away from our buildings and towards the new catch basin
- Install a new catch basin behind unit 615 with a new, 8" PVC underground drainage line connected to the storm sewer system. Re-connect the downspouts to this refurbished drainage system.
- Addition of 3 new brick columns (to match the brick on the existing front entrance walls) with black wrought iron fencing installed between the new columns. Install outdoor lights on the top of each column.
- Plant a European Horn Beam hedge on the Lakeview Estates side of the new fence.
- Plant new lawn

Block F (651 and 653 Lansdowne):

This project, also identified as a major landscaping initiative with associated funding in the reserve fund, started with the removal of 4 overgrown and encroaching spruce trees and will be completed with the addition of 4 new "Redpointe Maple" trees behind Block F. This work is scheduled for July 28 and 29 next week.

The Redpointe is a close cousin to the Autumn Blaze Maple tree that we have successfully planted as a boulevard tree along our street. While both species have very similar growth characteristics (size and shape) we have decided to slightly diversify our tree selection with the Redpointe.

Although all the grading and soil preparation will take place next week actual grass seeding will not take place until September to coincide with the project above.

WATERING – PLEASE CONTINUE TO WATER THE RECENTLY PLANTED YEWS!

LAKEVIEW ESTATES (OSCC#111) Owner Update

DATE:	August 14, 2025	FROM:	Garry Honcoop (on behalf of the Board)
SUBJECT:	Landscaping Update		

1. Block A (Units 615 to 621) Landscaping Project:

James is scheduled to begin the next phase of the major landscaping project we described to all owners in the July 22 update on Tuesday, August 19.

The scope of the work for this phase includes:

- Removal of the 7 remaining spruce trees, trunks and roots at the eastern property line between unit 615 and the Lansdowne Ave. sidewalk
- Replacing existing window wells (6 in Block A and 4 in Block B), and
- The addition of top soil and initial grading of the back yards behind block A to enhance surface water flow away from our buildings and towards the new catch basin being installed in phase 3.

This work should be complete by August 29.

The final phase (phase 3) of this project is scheduled for September 11 to 20th.

2. Tree Removal – North Loop:

While he is on site removing the 7 spruce trees in the Block A project James will also be removing 4 more of the Norway/Crimson King Maples that are along the road on the north loop. This is a continuation of our overall tree replacement program.

New trees will be planted in the fall.

LAKEVIEW ESTATES (OSCC#111) Owner Update

DATE:	Nov 5, 2025	FROM:	Garry Honcoop (on behalf of the Board)
SUBJECT:	AGM		

The Board would like all owners to have a copy of the presentation that was used to guide the discussion at the September 25th AGM.

We are also attaching a copy of the draft minutes of that meeting for your information. These minutes will be included in the package for next year's AGM and will be reviewed and approved at that meeting.

SUBJECT:	Board Positions
-----------------	------------------------

As you will note in the draft AGM minutes, **Janet Eichholz (617)** was elected to the Board for a 3 year term. We welcome Janet to the Board and look forward to her insights, perspective and input.

At the Board's first meeting post AGM the following positions were approved by the Board for the year ending as of the AGM next fall:

Garry Honcoop, President and Treasurer
Don Hall, Secretary
Sandra Crozier, lead Director for the Pool and Court
George McKnight, lead Director for Infrastructure and Landscaping

SUBJECT:	Bird Feeders
-----------------	---------------------

We currently do not have a rule that covers the installation and use of bird feeders as we have generally relied on owners to use their best judgement when making decisions related to attracting and feeding birds. We have also reached out to owners in the form of previous updates about some do's and don'ts when it comes to the use of bird feeders.

This issue has come to our attention again as the board recently followed up on a complaint from an owner, who had pointed out rodent droppings on and around the decks in their block as well as a foul smell, by setting traps in the area behind block D.

We have trapped a possum and 4 raccoons in the last 3 weeks and are convinced their presence is the direct result of bird feeders and the seed that drops on the deck or ground that is not cleaned up.

Even though the wildlife is gone for now and the mess has been cleaned up we are sure it will continue if owners don't take some action.

The board may have to adopt a "no bird feeder" in the future but for now we hope we can rely on owners to help out by:

- Not simply feeding birds, squirrels and chipmunks from a plate or other container placed at ground level.
- Regularly cleaning up excess bird seed that falls to the ground from hanging bird feeders.

SUBJECT:	Parking in Front of the Pool House
-----------------	---

We have noticed a car parked on the paving stones in front of the pool house and thought it would be timely to remind all owners, and their guests, that this is not intended as a car parking area.

When we replaced the driveways and sidewalks in 2018 we used a thinner paving stone for the walkways and a heavier, thicker one for the driveways. The stones in front of the pool house are the same ones as those used on our walkways and not designed to bear the weight of a vehicle.

SUBJECT:	Website
-----------------	----------------

A reminder to all owners that our website offers a lot of important information including a current copy of the owner handbook and owner directory.

This is the link

[Lakeview Estates – Lakeview Estates Condominiums](#)

And the owner log-in details are now the same for everyone:

Login - **Lakeview**

Password - **Estates!**

SUBJECT:	Snow Removal
-----------------	---------------------

Now that we have been rudely reminded that winter is fast approaching we thought it a good time to remind all owners of the operating principles agreed to between the Board and our snow removal contractor.....who we are happy to say continues to be James Smith.

- Snow removal is triggered by an accumulation of at least 2” snow. James monitors this himself and makes that decision.
- Salt application to maintain safe driving and walking surfaces will be at the contractor’s discretion. But we ask that you allow the salt to stay on the road, driveway or sidewalks long enough to do their job. Sometimes salt is added as a preventative measure in advance of a forecasted storm.
- Typical 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, to simplify the snow and ice clearing process, We recognize this is not always possible and James has the discretion to decide whether he can safely manoeuvre his plough around any vehicles parked in the driveway or the visitor parking spaces without damaging vehicles or property. 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).

- The rules around parking your vehicles in the 4 visitor parking areas, which includes the parking at the pool house/post office boxes, continue to apply. It is most imperative during the winter that you do not use these spaces as your personal parking lot as it severely limits James ability to clean these areas and to use some of this space as an area to store excess snow. Please consider this your reminder and take appropriate steps to comply with this long standing rule.
- If you move your vehicle to give access to your driveway for ploughing before James leaves the complex he will endeavour to come back and clean your driveway. Once he's 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.

James has been our snow removal provider for close to 20 years and overall we are very happy with his work. We found out years ago that it is next to impossible to find a contractor who will hand shovel sidewalks so we also value this aspect of the service he provides. We need all owners to show respect to our on-site service providers.

LAKEVIEW ESTATES (OSCC#111) Owner Update

DATE:	December 24, 2025	FROM:	Garry Honcoop (on behalf of the Board)
SUBJECT:	Lawsuit		

The Board wishes to advise owners that an action has been commenced by way of a Statement of Claim issued on November 5th against OSCC #111. Lakeview Estates, Neighbourhood Property Management Inc. and James Smith are also named as Defendants in this action.

The Plaintiff (a visitor to our complex) alleges she was injured in a slip and fall incident on a driveway in the complex on October 27th, 2023. This incident was never reported to any Board members at OSCC#111, NPM or to James.

The Plaintiff is claiming General Damages in the sum of \$250,000 and Special Damages in the sum of \$250,000, plus pre-judgement interest and costs.

We have been in touch with our insurance company and they in turn have appointed the Toronto based firm of **Laxton Glass LLP Barristers and Solicitors** to defend us against this action. We understand James has also engaged his insurer in this matter.

The Board will obviously monitor this situation very closely and we will provide updates if and when new information comes available.

SUBJECT:	Revised Hot Tub Rule
-----------------	----------------------

The Board has recently dealt with a request to install a hot tub on a deck or on the common elements between 2 decks. Our rules are very explicit in this regard and as we have done in the past the request was denied.

The third option being considered was the installation of the hot tub in the garage which is not specifically covered by our current rules. This request resulted in a healthy exchange of ideas, some research and lots of discussion among the Board members before and during our most recent board meeting.

In the end we also decided to deny this aspect of the request citing potential concerns and challenges that may extend beyond the boundaries of the standard unit where the hot tub is installed such as:

- Noise and vibration from the water circulation system
- Inadequate ventilation/dehumidification leading to excess humidity, moisture, structural damage and potential mould growth
- odors such as strong chemical smells or foul mildew odours when water chemistry is off
- Inadequate drainage and water damage
- Electrical hazards

We also felt it wasn't appropriate to open the door to the conversion of garages into personal or recreational living space.

Considering all of the above and after thoroughly reviewing the Board's rule-making ability under Article 15 of our Declaration, the Board has decided to expand its rule related to the prohibition of hot tub installation to include inside the units. We feel the revised rule promotes

the safety, security or welfare of all owners while preventing the unreasonable interference with the use and enjoyment of the common elements and of other units.

The revised rule, which will go into effect as of February 1, 2026 will read as follows:

“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 as well as anywhere inside an owner’s unit including the garage. NOTE: Current whirlpool bath tubs installed in ensuite bathrooms at the time of original construction are not considered a “hot tub or other similar personal spa-like device” for the purposes of this rule”

We remind owners that with support of 15% of owners you have the right to [requisition an owner’s meeting](#) about the rule otherwise the rule will become effective as of February 1, 2026.

A copy of [section 46](#) and [section 58](#) of the Condo Act, which cover owner requisitioned meetings and rule requirements can be accessed using the hyper link in this notice.

SUBJECT: Contact with on-site contractors
--

We feel the need to once again remind owners to refrain from assigning tasks to or asking for work to be done by on-site contractors performing work that has been assigned by or contracted with the Board (such as James).

We are aware of an instance where an owner contacted James in the evening to ask that he return to the complex to shovel snow. We have a contract with James that specifically covers his snow removal obligations and it is not fair to James to be taking direction from potentially 44 different bosses. These types of enquiries should be going to our property manager and through to James from her if appropriate.

We acknowledge this is completely different than the situation where owners in the complex utilize James’s services to perform work for them personally and in those cases James has obviously provided his contact information and will be expecting to communicate with you.

We appreciate your cooperation in this regard.