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

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| **DATE:** | January 4, 2026 | **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.

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| **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 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 9, 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** |
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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.

| **SUBJECT:** | **Winter de-icing** |
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We have just been advised that because of the economics of supply and demand the salt James uses to ensure our roads, driveways and sidewalks are safe during the winter months will increase in price from $157 per yard to $220 per yard effective Monday, January 5th. That is a 40% price increase that will obviously have a big impact on our winter snow removal budget.

To try and offset some of the cost James will be trying a salt/sand mix on the road and driveways. **This mix will not be used on sidewalks.**

We'll monitor the situation and any feedback we get regarding the sand and decide how much of the mix we use. We recognize this is not an ideal solution as sand is messy and much of gets washed into the storm sewer catch basins. We are hopeful this can be a short term measure and the cost of salt will return to "normal" once the supply and demand issues are resolved.

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

| DATE: | April 13, 2026 | FROM: | Garry Honcoop (on behalf of the Board) |
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| SUBJECT: | **2026-27 Budget and Condo Fees** | | |

The attached document includes the **projected** year end expenses for the current year ending March 31, 2026 and the final budget for the upcoming fiscal year.

In terms of the 2025-26 year end, despite significant overages in some of our budget lines (such as Snow Removal which will be more than $10K over) you will see that we are actually projecting to be very close to our final budget numbers.

For the upcoming fiscal year, which started April 1, 2026, you will see that we have crunched the numbers resulting in a modest increase to our fees this year. Overall, including the monthly Rogers agreement, the fees will increase to $600 which is a 3.6% increase from the $579 fee we have been paying for the last 2 years.

This takes into account the increased contribution to the Reserve Fund in accordance with the current Reserve Fund Study (approximately $3200 increase or 3.2%) and an overall 4.4% increase in our operating budget.

Based on the above, this year's monthly condo fee of $600.00 is comprised of the following:

$ 353.74 Operating Account
$ 192.27 Reserve Fund Contribution
$ 53.99 Rogers Ignite Bulk Agreement

Please note: Because we had not firmed up our new fiscal year budget and communicated this to all owners in time the usual $579 was debited from our accounts on April 1. This will be rectified on May 1st when the automatic withdrawal will be $621 and then revert back to $600 effective June 1 for the rest of the fiscal year.

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

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| **DATE:** | May 7, 2026 | **FROM:** | Garry Honcoop (on behalf of the Board) |
| **SUBJECT:** | **Pool** | | |

Weather permitting, we traditionally aim to open our community pool for the Victoria Day long weekend. We've had a little setback following a recent pipe rupture, but repairs are now completed.

Dennis Cigler will be here on Fri. May 8 to begin work to clean and reopen the pool, in preparation for our health department pre-opening inspection on Wed. May 20. A notice will be posted at the mailbox bulletin board when the pool is officially open for swimming. Keep in mind the heater will not be turned on until this unseasonably cool weather warms up and overnight temperatures increase.

Please be aware that children who are not toilet-rained must wear approved pool diapers to prevent solid waste from entering the water, versus standard disposables that absorb water and break apart.

We ask all residents to ensure that both the pool house door and the gate (north side fence) are locked on their departure.

Looking forward to yet another fun pool season! Keep an eye on the mailbox bulletin board for upcoming pool side social events.

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| **SUBJECT:** | **Court** |

James will be pressure washing our court early next week, after which the tennis net will be installed. The portable pickleball nets will be available no later than Sunday, May 17.

To keep our court free of debris, a blower is available inside the pool house. Please remember to return and recharge the battery.

Feel free to reserve your court time (including round robin play) on the sign-up sheet posted at the mailbox bulletin board. See you on the court!!

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

| **DATE:** | July 6, 2026 | **FROM:** | Garry Honcoop (on behalf of the Board) |
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| **SUBJECT:** | **Revised Gardens Rule** | | |

The Board has recently reviewed our gardens rules as they relate to owners adding decorative items to condo common element gardens. We did this by clarifying the definition of modifications and also by specifically allowing the addition of decorative items as long as certain conditions are met.

Up until the changes included in the revised rules below, the wording would have precluded the addition of decorative items to a condo, common element garden.

Owner gardens, where an owner has obtained permission from the board to create a garden that they will be responsible for maintaining, are not affected by this particular rule change and are governed according to the existing rules which are set out in the entirety of section H – 11 of the Owner Handbook.

The revised rule now reads as follows:

***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. *With consideration for the garden modification exceptions in section V below, no owner can make any modifications to a condo common element garden without the prior written approval of the corporation's Board of Directors (the Board).*

***For the purposes of this rule, "modifications" includes altering, changing, enhancing, improving or expanding the shape of any condo garden or the addition of any structure, perennial plant, shrub, tree or mulch.***

b. *Nothing, including any decorative item, can be hung from or attached to any part of the exterior of the unit, which is considered part of the common element, without the prior written approval of the Board.*

c. *Freestanding/removable decorative items in condo common element gardens adjacent to the owner's unit, such as bird baths, garden ornaments, seasonal decorations, water features and pathway lighting etc., are permitted without the consent of the Board as long as they meet the following criteria:*

- *The item could not reasonably be considered offensive or suggestive or is political in nature*
- *It will not give rise to any additional expense to the corporation (e.g. additional garden maintenance)*
- *Does not detract from the appearance of the property*
- *Will not have an adverse effect on units owned by others*
- *Will not affect the structural integrity of the property*

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 September 1, 2026.

You may access the Condominium Authority of Ontario's (CAO) website for information on owner requisitioned meetings and rule changes using the hyper link in this notice.

https://www.condoauthorityontario.ca/condo-living/owners-meetings/owner-requisitioned-meetings/

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

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| **DATE:** | September 4, 2026 | **FROM:** | Garry Honcoop (on behalf of the Board) |
| **SUBJECT:** | **Retaining Wall** | | |

At its most recent meeting the Board decided to proceed with a project to remove the old, wooden retaining wall around the court and replace it with a decorative concrete block retaining wall.

This project has been discussed off and on for years and we all have observed the existing wooden structure slowly and gradually lean more and more towards the court. The Board felt this had to be addressed before we endeavour to replace the court surface which is due to be done any time now.

Aside from being made out of decorative concrete interlocking blocks called "Grande Wall", the new wall will be similar to the wooden one in terms of location, length and height.

This work will begin with engineering design, which will include a new drainage system behind the wall, and then City of Woodstock Building Department approval. We will also be adding an electrical outlet on the west wall.

James Smith will be our contractor and we expect work to be done in October and November.

This will be a reserve fund expenditure.

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| **SUBJECT:** | **Pool Deck/General Use Areas expansion and delineation** |

The Board has also been dealing with a section of the regulations that govern the operation of our pool……which by definition in the regulation is considered a public pool. The section in question is one that prohibits food and beverages <u>in the pool or on the pool deck</u>.

The challenge has been that we have never clearly defined or delineated our "pool deck" from the "general use" area which is also required by the regulation. We have been working on a solution that did not include having to prohibit food and beverages anywhere in the pool enclosure.

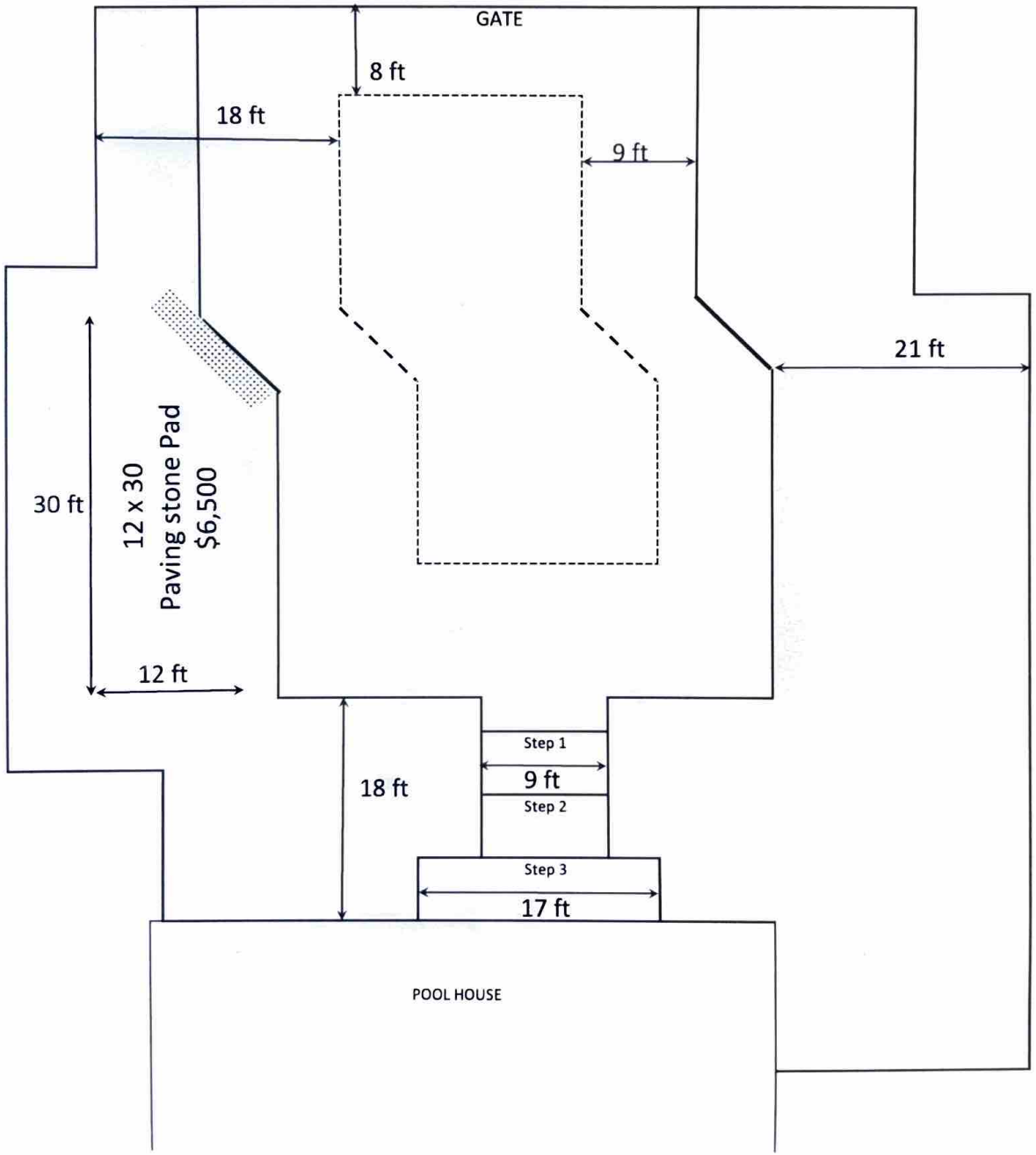
The Board recently met at the pool and have come up with a solution that we think is quite reasonable and cost effective.

In essence we would define the pool deck as the original concrete pad that surrounds the perimeter of the pool and then expanding the current paving stone area to the west and south of the existing concrete. This new expanded area will be defined as the "general use" area where food and beverages will be allowed. This will all be captured in our rules which will say something to the effect that "Food and Beverages not allowed in the pool or on the pool deck" or "Food and Beverages only allowed in general use area".

Please refer to the attached schematic.

As part of this project we have also decided to replace the aged and deteriorating white chain link fence with a new, black, building code compliant and unclimbable wrought iron one to match the new fence we installed last year along Lansdowne Ave.

This work is also considered a reserve fund expenditure and will be completed this fall as well.


GATE
8 ft
18 ft
9 ft
21 ft
30 ft
12 x 30
Paving stone Pad
$6,500
12 ft
18 ft
Step 1
9 ft
Step 2
Step 3
17 ft
POOL HOUSE