

FALL REMINDERS

GARBAGE STORAGE

All garbage and recycling bins **MUST** be kept off the common elements, except on scheduled pick up days.

Please remember to keep containers closed tight and any bags secured. This will aid in keeping the critters out and preventing garbage from blowing around the community.

Garbage and recycling bins have to be stored either inside your unit or at the rear on your exclusive use patio.

FALL UPKEEP & MAINTENANCE

If you currently have a window air conditioner installed, please note that cardboard or plywood must not be used as a window covering. Any covering to a window **MUST** match the colour of the trim of your unit. Window air conditioning units should be removed from the windows by November 3rd, 2024.

It's time to clean up your gardens. Please remove any seasonal plantings and dispose of them in the proper waste bags.

Dryer vents should be kept clear of lint and lint traps should be cleaned every time you use your dryer so that it works efficiently and prevents buildup in the dryer exhaust hose. It is recommended that dryer vents be cleaned annually.

Don't forget to turn off your outdoor water tap and drain any water out by November 3rd, 2024. This will prevent frozen lines and any potential damages occurring due to a breakage.

Daylight Savings Time ends on November 3rd, 2024, don't forget to set your clocks back one hour and this is a great time to change the batteries in your smoke detector.

This is also a good time of year to ensure that you have a fire extinguisher in your home and that it has not expired. Each unit owner should have content insurance to protect their belongings in case of a disaster.

Please avoid parking over the sidewalks. This poses a safety hazard for families with strollers and residents using the sidewalks. Keeping the sidewalks clear will also allow for proper snow removal.

PARKING

If you have a visitor to your unit, who stays overnight, to avoid being ticketed or towed, please ensure the unit # of the unit being visited is displayed on the dash of the vehicle. Also note, visitor parking is for **visitors only**. If a resident is parked in the visitor parking areas, they are subject to tagging and/or towing. This is being strictly enforced. We trust you will govern yourselves accordingly.

ANNUAL GENERAL MEETING

An attempt to hold the annual general meeting for all owners was held on October 2nd, 2024. Unfortunately, not enough owners were in attendance and quorum was not achieved. In this case, the meeting has been rescheduled for **Wednesday, December 11th, 2024, 6:00 p.m. at the Grantham Lions Club, 732 Niagara St., St. Catharines.**

As we did not achieve quorum, the costs incurred in renting a facility to hold the meeting, approximately \$500.00 was wasted and now another venue rental cost will be incurred. We encourage all owners to attend this meeting. If you are unable to attend, please complete a proxy form, which will be included in the official notice package on November 25th. This will ensure that quorum is achieved and additional costs are not incurred.

PET OWNER RESPONSIBILITIES

Each pet owner is responsible for their pet(s). This includes cleaning up after them on all areas of the common elements, including your exclusive use areas, such as your front and rear yards. If pet waste is not immediately cleaned up, the grounds maintenance crew will be unable to complete their work. Again, this will incur additional costs to the Corporation which ultimately affects all owners. Your monthly common element fee will only increase year after year if owners do not contribute to the care and maintenance of your home.

All pets MUST be leashed while on any area of the common elements, including your exclusive use areas, such as your front and rear yards. Cats, in particular, should not be let outside to roam onto other resident's property.

REAL ESTATE SIGNAGE

If you are listing your home for sale, please be advised that Real Estate signage can only be placed on the boulevard. No signage, other than for a Provincial or Municipal election is permitted to be installed on your front lawn.

EMAIL CONSENT

The easiest and most cost efficient way to stay informed regarding your community is to provide your email address to Shabri Properties. Quite often, situations occur where very little notice is given, such as an emergency water shut off, and Shabri is unable to inform everyone in a timely manner. If you have not provided Shabri an email address, please complete the enclosed form and return it to Wanda, wandad@shabriproperties.com.

As the cost of postage increases every year, and this coming year has a substantial increase, please consider providing your email consent for all communications.

On behalf of your Board of Directors, have a safe, happy fall and winter season.

