



Harvest Creek Community Update

JULY 2024

www.VillageonHarvestCreek.com



🍁 Hope everyone had an enjoyable Canada Day Long weekend. 🍁

VillageonHarvestCreek.com

Everything you need to know will be here.

The old Shiftsuite is not up-to-date. We encourage everyone to make the transition to our new site at this time.

This new HC website is user friendly. I don't need to remember another passcode!



Clearing the Invasion of the foliage along Upper Hillside:

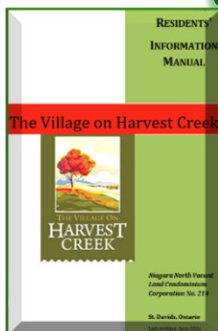
Creek foliage growth was overtaking our community's lawn, trees and mulched areas. Therefore this foliage needed to be trimmed back, as it's been more than 13 years of growth. During this process, we also cleared the existing overpass from our side to the south side of the creek since our complex owns several meters of property on the other side. This clearing will allow equipment to access and service these areas on the other side of the creek now and in the future years.

Additionally, we cleared several meters of brush and overgrowth bordering our Apricot Glen neighbour, who made this request in an April 28th e-mail. It is our obligation under Town of NOTL bylaw to keep our residential land clear of brush and growth over 8 inches high. This bylaw requirement applies to our entire property line; not just the area nearest to our neighbour's residence.

The original developer of Apricot Glen has committed to pay for a significant portion of this work that was done.

Seeing that we own the land, it is our responsibility and not anyone else's to maintain it. We will cut on the south side of the creek several times each season, keeping growth under 8 inches.

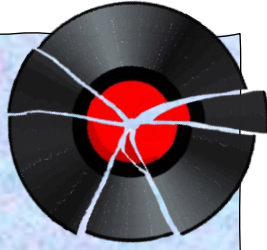
The Village on Harvest Creek Board of Directors feel we have established good relations with our Apricot Glen neighbours and will continue to work together for the common good of both properties.



The Village on Harvest Creek Residents' Information Manual has been updated.

This manual can be found on the website's document page under the Condo Rules, Bylaws, and Declaration section.

At the risk of sounding like a....



If you haven't done so recently, please clear your driveway cracks of plant and moss growth. You will periodically need to maintain it with polymeric sand to prevent growth between the tiles. Let's be fair to our neighbours as we all work together to keep future driveway repairs costs low.

As it is summer, more residents are out walking. Please be reminded to *drive slowly* throughout our community. **There is no need for speed.**

Parking passes are required for any vehicles parking in the guest parking lots for more than two consecutive days. Please contact a board member or info@villageonharvestcreek.com for a pass.

Please keep in mind the sprinkler heads can be found at the curb corner of the driveways. To avoid damage to the heads we ask all residents not to place garbage on recycling bins on them, nor drive over them with your cars. They are expensive to replace.

The main purpose of the irrigation system is to water the grass. Their reach isn't intended to water the entire front gardens; therefore, additional watering may be required by the residents.

Helpful reminder:

Clean the screens around your AC units outside to allow maximum air flow and reduce your energy costs.

Within the less than 60 days since our Village on Harvest Creek AGM in May your new 2024-2025 BOD, with assistance from other helpful community members, has executed the following:

- replaced dead pine with dogwood plants near curve on Hillside
- supervised application of black mulch throughout the community
- developed in-house website, eliminating need and cost of outside assistance from any property management company.
- cleared land and cleared the entrance to the across-the-creek south side of our property bordering the Apricot Glen subdivision neighbours, to adhere to Town of NOTL bylaw standards.
- worked to establish understanding of creek area and cement headwall maintenance financial obligations with the property management company for, and members of the Board of Directors of, the Apricot Glen subdivision bordering us to the south.
- cut back creek brush growth and invasive plant growth on the upper Hillside portion of our community and cut back trees' branches growing over the sidewalk area along the east side of the property.
- reviewed Reserve Fund study and revised future repair time frames to its engineers, thus minimizing our existing owner's current financial obligations to this effort.
- pulled all the dead boxwood plants from the community.
- developed, and will implement, a plan to address a longtime standing water issue behind some homes on upper Hillside.
- executed contract to begin installation of Bell FIBER™ high speed internet communications system in our community this summer.
- completed comprehensive walk through of our community, with an eye on addressing any common ground needs, with our property manager from Wilson Blanchard.
- completed operational learning session, and summer sprinkler irrigation systemwide functionality check for, the community with All Green Irrigation.
- developed quick start sprinkler system irrigation manual specific to Village on Harvest Creek irrigation lines and control panels.
- All Green completed summer irrigation system check throughout the community.