



How time flies!

The Holidays are around the corner; the Board extends their best wishes for 2026!

**Annual General Meeting & 2026 Elections**

**(Digital AGM package/proxy/nomination delivered Nov 18 2025)**

**Upcoming AGM - Board of Directors Elections**

**Thursday December 4, 2025, at 7pm – 8pm via ZOOM**

**Common Elements Maintenance, Improvements, Financial Updates**

When renovating your unit inform all contractors that all construction work or drywall cutting must be done in the back patio, not in the front yard; as it is disruptive and unsafe to the neighbours and visitors.

Roof & shingle replacements for Units 147-155 Wales Ave and 101-113 Wales Ave have tentative start end of November. The shingles replacements will be done each year in order of priority, until all units (front & back) are completed over 5 years.

To maintain reasonable special assessments SA (maximum of \$1,500 to \$2,000 per year). The Board will replace up to 2 roofs per year (if required- for roofs experience 3 leaks within a 2–3-year period). The roof replacement program will be phased over 5-10 years. This approach helps manage costs effectively while prioritizing urgent needs.

Good news! – Ensuro Insurance have provided a reduced insurance rate for 2026 – with a different company from \$89,000 per year to \$70,000 plus taxes. All savings will go directly to the Capital reserve. Copies will be sent to owners for their records.

2026 Special Assessment is set at \$1500.00, billed February for March payment.

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**Community Neighbourhood Reminder**

If you observe suspicious activity, please contact the police department directly and inform Board for the records. The Board requested police patrols. The police stated that owners call the police first, when it happens so they can send a patrol.

Recently, over the summer, local teenagers have been found in the playing or hanging on the grounds, specifically in parking areas. Please remind your family, guests, and friends to not play or hang around in parking areas for safety reasons.

Our community is private property. Over the next months, additional lighting and private property signage will be posted on the west side parking area. This may inhibit the use of the walkways and grounds. Please contact York Regional Police to file an incident report at 1-866-876-5423 or online. Call 911 if in danger immediately.



**YCC 149 Board of Directors (Volunteer)**

Darby Crosby                      President

Clarence Jones                  Director

Huijing Yang                    Director

Alexander Hajgato              Director

Nathalie Orsi    Secretary-Treasurer

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**Water & Updates**

**To prevent freezing water pipes, please remember to turn off the  
water valves for the outdoor faucet! It is your responsibility.**

Thank you to the owners that complied with the smoke alarm inspections and toilet replacements. Since June, the water & hydro (lights) savings averages \$50 to \$200 per month. The Board will monitor 2026 water/hydro consumption. Reminder, owners are not permitted to wash their car on site or on the street. Smoke alarm Information was provided to Ensuro Insurance.

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**Heat Pumps**

The Board reminds owners who have installed a heat pump for their unit, are fully responsible for the protection, maintenance, damages, repair or replacement of the unit (complete with wiring) as the Corporation is not liable for any damages. Please make every effort to protect the units for ice, wind, snow, debris and weather-related events.

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**Garbage & Recycling Schedule**

The Board has received complaints about the improper disposal of garbage on the curb. Keep an eye out if any unknown vehicles are disposing of their trash along the sidewalks. Safely take note of the vehicle with the license plate number and report it to the Board.

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[YCC149 Website](#) Please send your suggestions. For future maintenance (non-emergency) access the YCC 149 website to submit the form. Follow up to submit photos along with unit number via email. All requests are reviewed and discussed for priority sequence.

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**Property Emergency Phone Line - 647-243 -5996**

YCC149 emergency contact centre phone number is for all common element property emergency requests. Examples of emergency requests: roof, and/or basement drain leaks. It's a priority to call first for repairs & inspections to be done as soon as possible. Thank you for your support in keeping our community safe, clean and beautiful place to live.