

YCC149 SUMMER Newsletter 2025

Hello, YCC149 Unit owners! Thank you for your efforts in keeping our community so beautiful!

YCC 149 BUSINESS updates:

- Ongoing Maintenance & Improvements

Currently, there are several renovation projects currently underway, do note request that all contractors are asked to do the drywall cutting in the back patio. There are 3 roofs & shingle replacements for those units as identified will be completed over the summer months - please be patient during these projects as we work to keep the buildings in good condition.

Toilet Upgrade & Smoke Alarm Inspection Update

A big thank you to all units who complied with the inspection! The Board is pleased to share that the recent toilet upgrades and smoke alarm inspections (30 units) have resulted in a reduction in our water bill. Please note that those units that were not inspected or required to correct (toilet/smoke alarm) will be revisited during this summer. The Board has the authority to request inspections of units and inspections must be conducted. Owners who do not comply with physical inspection will be liable if a fire occurs.

- Financial Update

To maintain low and reasonable special assessments (aiming for a maximum of \$1,500 to \$2,000 per year). The Board will replace up to 2 roofs per year for those roofs that experience 3 leaks within a 2–3-year period. The roof replacement program is in place and will be phased over the next 5-10 years. This approach helps us manage costs effectively while prioritizing urgent needs.

- Trees & trimming

There are key areas for tree or hedge trimming, pending good weather conditions, tentatively scheduled during June. Please do not plant trees on the property as we have enough tree canopy for our community.

- Community Reminder

Please remember that the Emergency Contact Centre telephone number is for property emergency use only. For all other inquiries, it is best to email the Board. Your understanding and cooperation is appreciated allow us to keep our community costs low.

Upcoming Power Wash Parking Day

Mark your calendars! July 9, 2025

The Board will request a parking permit for all owners/guests to remove their cars from all parking areas (east & west). We will be power washing all parking areas on **Wednesday, July 9th**. Please move your vehicles onto the street the night before **Tuesday, July 8th** or move them **by 7:00 am** on Wednesday. Thank you for your help in making this a smooth process.

- Our current board directors.

Name Position

Darby Crosby President

Huijing Yang Director

Alexander Hajgato Director

Clarence Jones Director

Nathalie Orsi Secretary-Treasurer

[2025 Special Assessment Update](#)

Thank you to the owners that have complied to indicate their payment option for 2025, and to remit your payments as soon as possible. If you require additional time – please contact the Board.

Invoices were sent on March 15, 2025 payment was due on April 15, 2025

Water Consumption

We are monitoring water consumption and have noticed a slight decrease since the toilets have been updated. There are 10 units that must be physically inspected, or equipment must be updated later in July. We will provide notice of the inspections. If you cannot be home for the inspection date, please arrange for someone to be there to allow the unit to be inspected. Inspections are required and must be accommodated.

Please be mindful when using water and do not overwater plants & lawns.

Address any leaky fixtures in your home and regularly check your toilet for leaks due to worn toilet flappers. **Do note that washing your car is not permitted.**

Garbage Recycling Disposal Update

The Board has received complaints about the improper disposal of garbage on the curb. Please remind tenants that do not receive this newsletter.

Do not use black garbage bags, please remind them that the City of Markham does not accept black trash bags. **CLEAR BAGS ONLY.**

The blue box located near the Canada Post mailboxes near Deer Park Lane will be removed in June as it being used as a garbage bin.

Please keep an eye out if any unknown vehicles are disposing of their trash along the sidewalks. Safely take note of the vehicle and license plate and report it to the Board.

More information [Markham Garbage Disposal](#)

YCC149 Website Feedback

Please send your feedback or suggestions to be added to the webpage.

<https://ycc149.ca/>

Reports of Vandalism

The Board has noticed that vandalism has been reduced. If you have been a victim of a crime or witnessed a crime, please notify the York Regional Police Department immediately.

Children playing at large – and being noisy have been reported to the Board. Our community is private property and only those who live on site should be using our grounds. We will be posting additional PRIVATE PROPERTY Signs. We hope this will inhibit the use of our walkways and grounds. Continue to report all acts of vandalism to the Board for our records, as we have also been in contact with the YRPD. Your efforts can help reduce the impact of crime in our community.

Please notify YRPD and YCC149 Board of any of the following incidents:

- Damage/Mischief to a vehicle
- Damage/Mischief to a property
- Verbal/Physical Harassment
- Theft

Please contact York Regional Police to file an incident report at 1-866-876-5423 or online [York Regional Police](#). Call 911 if in danger immediately.

Request for Maintenance Form

If you have a request for future maintenance (non-emergency) please use the link below to submit the request to the Board.

Please submit any necessary photos along with your unit number to the Board via email.

Please note, all requests will be reviewed and discussed by the Board and evaluated in a priority sequence.

[Maintenance Request Form Link](#)

Emergency Phone Line

YCC149 has an emergency phone number for you to use in the event of an emergency maintenance request.

Please note, that this emergency line will be used for **emergencies only. 647-243 -5996.**

Examples of emergency maintenance requests are such things as; roof, and/or basement leaks. It is a priority to call first to have it repaired or inspected as soon as possible.

Simple steps to follow:

1. Call the emergency number. 647-243-5996
2. Complete [the maintenance form](#).
3. Send an email to the Board with supporting photos.

Parking Regulation

Parking is provided on a first come first serve basis. Each unit is entitled 1 car and 0.5 for visitor parking. Overnight street parking south of Wales Ave is available.

Toilet Program

The Toilet upgrade program proposed to save water costs – avg \$4,100 per month. More information to follow.

2025 Maintenance Projects Update

The Board routinely reviews all requested and required work for planning purposes. The following outlines work that has been considered or requires attention during 2025. Projects are to be completed this fiscal year.
Moving forward – the Board will replace up to 2 roofs per year (if required) to minimize the Special Assessment costs.

Project	Area	Cost Estimate	Status
Roofing replacement & Shingles	Complex	\$160,000	in progress
Fire Hydrant testing & maintenance	Complex	\$1,500	in progress
Shingle replacement	Complex	\$30,000	in progress
Brickwork and Concrete	Complex	\$15,000	in progress
Landscaping extras	Complex	\$5,000	in progress

***** Please note: Emergency projects take precedence**

All unit owners are members of the YCC 149. The Corporation is self managed by a volunteer Board of Directors to manage and oversee the daily operations of our investment. If you have an interest in joining the Board, please reach out.

We appreciate your full and kind support.

Together, we strive to make YCC149 a safe & strong community.