

YCC149 Newsletter - Summer 2026



Enjoy the summer season! Thank you for keeping our community safe & beautiful!

YCC149 BUSINESS updates:

Common Elements Maintenance and Replacement:

Winter 2025-26 was another record-breaking winter that caused damage to 10 units, 6 of those units will be redecked with a new roof, and small cement projects throughout are scheduled this spring/summer. Owners will be notified prior to work being done on the grounds. The roof replacement program is applicable to roofs that show repeated critical leaks, eventually all roofs will be replaced as required.

West side storm sewer line/fire hydrant will be cleared and maintained once during the summer – date to be determined.

NO Storage Permitted in parking areas – items will be removed and invoiced for removal

Shingles replacement

The 3-year shingle program (front & back) will be assessed and replaced for units that are on the West side / facing Wales Avenue are slated for shingle replacement. Units identified by the assessment will be done this fall if applicable Owners will be notified prior to work being done for all projects listed. This projected will be pending until 2027-2028.

Garbage & Recycling

July 1 is Canada Day – curbside pick up will be on Saturday July 4th. As a homeowner, garbage and recycling are to be on the **curb no earlier than 7 pm** the night before picking up. Owners are responsible of the Miller Waste Garbage/Recycling program & schedule. [If recycling/garbage or green bin are not picked up – fill the online form or call Miller Waste to pick up the following day.](#) Please help keep the community clean and safe. Curbside [Information is posted online.](#)

REMINDER to Owners hiring Contractors for common elements projects

Board approval is mandatory if doing any proposed work that involves the common elements. The Board approval is required in writing via email for the proposed project and the contractor must submit all necessary documentation such as WSIB, Insurance, etc, prior to the work being performed. Here are examples of common element projects that require notice/approval:

1. Heat pump installation
2. Stove fan exhausts
3. New windows, patio doors, front/storage doors
4. Patio or front entrance modifications

Owners are obligated to give the Board notice that contractors will be on site 72hrs prior to starting the work. Notice must be provided to the owners in the area. Please be considerate of your neighbours.

Board of Directors 2026

Name	Position
Darby Crosby	President
Huijing Yang	Director
Alexander Hajgato	Director
Clarence Jones	Director
Nathalie Orsi	Secretary-Treasurer

Board Meetings are held once a month. AGM & Audit meeting to be held December 2026.

2026 Special Assessment Update

A big thank you to owners that responded to Special Assessment survey so that the Board can determine the annual \$2500 for up to 5 years, (save and except any major property emergencies). This financial commitment is required for the Capital Reserve in accordance with Davroc Report 2021 recommendations. The emergency roof services, brick and concrete work, shingle/roof replacement program, and other property operating/ water/hydro costs every year. The Board appreciates the strong community support the Capital Reserve Fund.

Water Consumption

The Corporation appreciates all owners who conserve water.

Please do not overwater for cleaning patios, plants & lawns.

Owners must fix any leaky fixtures in your home and regularly check your toilet for leaks due to worn toilet flappers. Washing cars on the property and using Corporation's water is **not permitted**.



Visit the City of Markham for Canada Day Event:

[Canada Day | City of Markham](#)

**Do note: Fireworks not permitted on the
YCC 149 site**



Maintenance Requests

Please follow the instructions on how to file an urgent or a non urgent service call.

URGENT Property Requests

All leaks are urgent (roof or basement or drain) must be reported to the Emergency Line for service within 24hrs.

1. Call Emergency Property line
2. Take photos & send email to the yorkcondo149@gmail.com for the property records.

NON-URGENT Property Requests

All non-urgent property requests are to be submitted with completed maintenance form (trees/animal controls/landscaping/other)

1. Submit the maintenance form ycc149.ca
2. Take photos & send email to yorkcondo149@gmail.com for service.

Report All Vandalism

Please call or report online to the police and Board for any vandalism or strange activity on the grounds. If you have been a victim of a crime or witnessed a crime, please notify the York Regional Police Department right away. Continue to report all acts of vandalism to the Board for the property records for units that have reported to YRPD.

Your efforts can help reduce the impact of crime in our community.

Please notify YRPD & YCC149 Board

for the following:

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

Please contact York Regional Police to file an incident report at 1-866-876-5423 or

online [York Regional Police](http://YorkRegionalPolice.ca)

any emergency call 911 immediately.

The Corporation will be adding no trespassing and no smoking signage and installed additional lighting at the west side of Wales parking area.



Your support is greatly appreciated. **Together, building a safe & strong community.**

