

September 2, 2026

NIAGARA NORTH VACANT LAND CONDOMINIUM CORPORATION NO. 214

VILLAGE ON HARVEST CREEK OWNERS & RESIDENTS SEPTEMBER UPDATE

Hello everyone...hopefully your summer has been great. We conducted our August board meeting last week and I want to share with you the main topics we discussed.

July financial position. Our spending at the end of July is at or below budgeted levels. Our reserve fund contributions are as budgeted and we are earning interest on our investments, so we expect to be near our December 2026 yearend target amount, as per our current reserve study. Speaking of which, we just received the first draft of our new reserve study and will begin analysis and finalization in advance of 2027 budget setting.

Common area maintenance. We have been meeting with vendors with the goal of establishing regular maintenance programs for the trees on the property and the areas across the creek that we own. Just a reminder that any work you feel is needed to the common areas should be brought to board's attention and should not be undertaken by individual residents. It is especially important that owners and residents do not enter the creek area as the risk of slipping, falling, or injury may occur. We are also required by the Niagara Peninsula Conservation Authority to allow the buffer zones that line both sides of the creek to grow undisturbed to help prevent erosion of the creek banks. Please use the Wilson Blanchard email at Niagarainfo@wilsonblanchard.com or email Karolina at karolina.kossakowska@wilsonblanchard.com to alert us to any concerns you have.

Driveway repair. We continue to work on developing a sound plan to extend the lifespan of our driveways and address any wear or degradation that has occurred. As we mentioned in our last update, we have now looked at all of the driveways and our takeaway is that with the exception of about 10 driveways, most are in good shape and many owners have obviously been diligent in weeding, sanding and maintaining their driveways. The most common concern is that on the majority of driveways, the bottom one or two rows of pavers have sunk below the height of the curb, creating a lip that in some cases is an inch or more. This poses two problems – the curbs are being damaged and more importantly, the lip causes a potential safety risk of owners, guests, delivery people, etc. tripping and falling. We'll continue to work on a plan that focuses on these two problems.

Property Management. We confirmed with Wilson Blanchard that Karolina Kossakowska has become our Property Manager on a permanent basis. Karolina has been getting up to speed on all aspects of our community over the summer months and we are confident she will do a great job for us.

As always, thanks for taking the time to read this and enjoy the rest of your summer!
The Board of Directors

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