

To: Village on Harvest Creek Owners & Residents
From: The Board of Directors
Subject: October Update

Hello everyone. We had our board meeting last week and here is a summary of our discussion & plans.

1. **August financial position.** Our spending at the end of August is at or below budgeted levels. Our reserve fund contributions are as budgeted. We are working on the 2027 budget, finalizing our new Reserve Study and confirming an investment plan for our reserve surplus. We will have the 2027 budget to you in early December.
2. **Common area maintenance.** We have hired two new vendors to help maintain our common areas and trees. **Simply Grounds** will be looking after the areas across the creek and annually pruning the small bushes on our side of the creek behind Hillside Drive. **Buchanan Tree Services** has been contracted to look after the health of our trees as well as complete pruning on an annual basis. As we have previously discussed, we have over 175 trees on our property and while most are in good health, we do have some that require some treatment. Buchanan will begin work on the property this fall and complete the pruning in the winter months, when the trees are dormant. As always, 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.
3. 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.
4. **Driveway repair.** We have finalized our plan with regard to the driveways. You will have received separate communication on this, so please look for our email of October 1, 2026, if you have not read it. We will be addressing the bottom 3'- 4' of each driveway to level the pavers with the curbs, using a phased approach of 20 driveways in each of the next three years, starting this fall.
5. **Irrigation system.** We closed the system on September 30.

6. **Board members.** As you were advised, Rob McVeigh resigned from the board in September. We appreciate Rob's dedication to the community and his knowledge and understanding of the property was invaluable to us all. To ensure we maintain expertise in our common area maintenance and irrigation system, we are happy to appoint Bernie Benoit to the board for the remainder of this term. Bernie looked after these and other functions during his previous board experience, and we are glad he has agreed to join the board.
7. **Property Condition Survey.** Thanks to those of you who sent us your feedback! Among the concerns raised were collecting, rather than blowing the Ginko fruit that drops in the fall and collecting as many of the leaves as possible, as opposed to blowing them near the creek. Both of these have been passed along to Zimmerman Brothers and will be implemented. We also had a request for the irrigation schedule so we will provide that next spring we turn the system back on.

As always, thanks for taking the time to read this!

Board of Directors
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