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June 4, 2026

**To: Village on Harvest Creek Owners & Residents**  
**From: The Board of Directors**  
**Subject: Your new Board**

Hello everyone,

My name is Dave Gardner and I have the privilege of being the new President of your Board of Directors. Including myself, we have three new Board members following the election at the AGM on May 20<sup>th</sup>, along with two experienced members. It's great that we have a five-person Board, and it was evident during our first board meeting that we have many diverse viewpoints and strong opinions among the group. We have four long-time owners who know the history of our community, along with myself being new to the community in August last year. The Board Members and our respective positions are as follows:

President – Dave Gardner, 32 Crimson Drive  
Secretary – Chuck McFarlane, 30 Hillside Drive  
Treasurer – Glen Frankling, 2 Crimson Drive  
Director – Rob McVeigh, 11 Hillside Drive  
Director – Mike Daddiego, 11 Crimson Drive

### **The Board's Mission Statement**

As I mentioned above, we had a lively discussion at our first board meeting and reached consensus on our guiding philosophy. The purpose of creating this "Mission Statement" is so that we can always check back when making decisions and reviewing issues to ensure we're on track. Our mission is as follows and hopefully, it aligns with your thinking on how we should be proceeding:

**"To maintain the community at a high standard and ensure the reserve fund is appropriate for future requirements while being mindful of the monthly fees paid by the owners".**

## Items Raised at the AGM and carried over from last year

There were a number of items raised at the AGM and a couple carried over from the previous Board which we will discuss in upcoming meetings - and as is usually the case, resolutions may not come easily but rest assured that they will be taken seriously.

1. **Speeding in the development.** While we think of steps to slow down non-residents who are making deliveries, visiting, etc., and what we can do about the stop sign location on Suncrest Lane, we as residents can make sure we are mindful of our speed. We have small driveways, some without good visibility, so let's be aware and keep the speed down!
2. **Flooding & maintenance of the creek.** This is not a straightforward issue. Environmental requirements as enforced by the Niagara Peninsula Conservation Authority are quite clear – we are to leave the creek in its “as is” state, as the bull rushes and other creek side vegetation prevent erosion of the banks. We know that some owners clear the banks behind their homes, but this is not advised by the NPCA. Of course, invasive species, such as phragmites, must be removed and this was done last year, and we will have follow up activity this fall. We will investigate further what we can and cannot do with regard to creek maintenance and upkeep.
3. **Tree removal from front yards (and other common element areas).** The 181 trees on the common elements of the development were planted in accordance with the approved site plan, and we are required to maintain this number. Permission from the town is required in order to take down a tree and our approach must be one of replacing trees we take down. There are two reasons for this. Firstly, the trees in our development are an integral feature of our community and differentiate us from others in the area. The trees on Hillside also serve as a sound barrier to the 405 highway. Secondly, if we remove a tree without replacing it, we must pay a \$500 fine to the town for deviating from the approved site plan. So, our position is clear, if a resident would like a tree removed due to any reason, we must seek approval to remove it and assuming approval is granted, it will be replaced. Taking down a tree, grinding the stump and sourcing and planting a new tree will run in excess of \$2,000 (depending on the tree), so we should never approach this lightly. Historically, we have not budgeted for tree removal and replacement, but as the original trees continue to grow, we will need to consider how best to handle this.
4. **Driveway repair.** Repairing and maintaining the driveways has apparently been a long-time issue when we look back at historical records. As a new owner, I wanted clarity on where responsibility lies and consulted my lawyer when we bought our home. As my lawyer told me very clearly, based on the language in the declaration, driveway

maintenance is the owner's responsibility. Therefore, the onus is on us as owners to keep our driveways in good repair, just as we would with the home itself. The first 10' of the driveway (from the road toward the garage) is designated an exclusive use common element, as water and service lines are underneath this portion of the driveway. If you feel you have significant damage to the exclusive use portion of your driveway, we will have a look and make an assessment if a repair is needed, as there has been some money allocated in the reserve fund for periodic repair of the exclusive use areas. If multiple repairs are requested and / or required, the board will evaluate which damage is the most significant and prioritize repairs based on the available reserve funds. For your information, the current reserve study does not contemplate large scale repair of the exclusive use portions until 2040.

### **Other Topics**

Here's a few things you should be aware of:

1. This fall we will update our reserve study. This is required to be done every three years, and this year will be an "on site" study, giving us a chance to confirm that our timelines and cost are appropriate given the current costing environment. The reserve study determines how much needs to go into the reserve fund each year and so we will be very diligent in this.
2. Our current Property Manager, Anna Suters, is on leave from Wilson Blanchard until the end of August. Karolina Kossakowska has taken over in Anna's absence. Karolina will be here on June 8<sup>th</sup> to have a tour and become familiar with our community.
3. Should you have any concerns or items you wish to raise, please chat with any Board Member, but to ensure we have a record of your concern, please use the Wilson Blanchard email at [Niagarainfo@wilsonblanchard.com](mailto:Niagarainfo@wilsonblanchard.com) or email Karolina at [karolina.kossakowska@wilsonblanchard.com](mailto:karolina.kossakowska@wilsonblanchard.com). Karolina will then communicate with the board, and we'll respond to your inquiry or request.
4. Many questions or inquiries you may have are addressed on the community website, [villageonharvestcreek.com](http://villageonharvestcreek.com). You'll find community standards, newsletters and other pertinent information, so please have a look if you haven't done so

Sorry for the length of the letter, but we wanted to give you a good sense of our perspective on the issues facing the community and how we will think about them. I hope that we are aligned with how you view our community and we will do our best to represent your thoughts and viewpoints in the coming year. Thanks for taking the time to read this and have a great summer!

**Your Board of Directors**  
**NNVLCC 214**  
**Harvest Creek**

Sincerely,  
**Wilson Blanchard Management, An Associa® Company**  
For and on behalf of the Board of Directors, NNVLCC 214

*Karolina Kossakowska*

Karolina Kossakowska, OLCM  
Condominium Manager