



# DECEMBER 2023 IMPORTANT REMINDERS



Greetings Hunt Club Gables Co-tenancy Owners and residents,

**1. Co-Tenancy Common Fees**

As previously notified, fees for 2024 are **\$85/month (\$1,020/year)**. Post-dated cheques, **due no later than January 1<sup>st</sup>**, can be dropped off at **93 Silverlace Private**.

**2. Winter Parking Re: Snow Removal and Storage**

With the arrival of snow, **no parking** is permitted in **visitor parking spots adjacent to Coralbell Private** – two (2) spots at Silverlace and two (2) spots at Heartleaf. Your cooperation is appreciated as these spaces are used for snow storage and removal. Posted parking restrictions will be enforced.

Snow removal will be prioritized for street clearing. N.B. Your unit’s driveway can only be cleared if your vehicle has been removed. As always, and as posted, **no parking is permitted on our streets at any time.**



**3. Visitor Parking Area Regulations**

Owners and any tenants are not permitted to park their vehicles in the common parking areas. These areas are intended for visitors only. The exception is Owners & full time residents can park for up to 3 hours if needed occasionally (deemed as no more than weekly).

- a) If there is a need for more than 3 hours of Owner, tenant or resident parking, the Owner, tenant, or resident must contact the Co-Tenancy Committee for authorization and if deemed reasonable, a temporary parking pass will be provided for display in the vehicle windshield.
- b) If visitors need parking for more than 3 consecutive days or nights, prior authorization must be sought through the Co-tenancy Committee.
- c) In either instance (“a” or “b” immediately above), the Co-tenancy Committee member will issue a parking permit if they deem there is availability. 3 days’ notice is required for obtaining all parking permits. Failure to obtain a permit can result in a ticket or towing of the visitor, Owner, or tenant’s vehicle. Infraction warnings may or may not be issued. Only Co-tenancy Committee members can issue warning notices. A parking permit does not guarantee parking rights but if a parking space is available it will ensure the vehicle is not ticketed or towed (see further information published at [huntclubgables.weebly.com/rules-and-agreement.html](http://huntclubgables.weebly.com/rules-and-agreement.html)).

Further updates will be available shortly on the homepage at [huntclubgables.weebly.com](http://huntclubgables.weebly.com).

<p><b>Common fees reminder:</b></p> <p>Please place your address on all common fee cheques. Common fees are \$85 / month payable to Hunt Club Gables Co-Tenancy on the 1<sup>st</sup> of each month.</p> <p>You can drop cheques off with Rob Robertson at 93 Silverlace Pvt. Either ring the doorbell or leave in a <b>sealed</b> envelope in the mailbox.</p>	<p><b>For the latest updates visit:</b></p> <p style="text-align: center;"></p> <p style="text-align: center;"><a href="http://huntclubgables.weebly.com">huntclubgables.weebly.com</a></p>	<p><b>Feedback:</b></p> <p>Your Co-Tenancy committee always welcomes and is interested in your feedback. Feel free reach us anytime at <a href="mailto:huntclubgables@hotmail.com">huntclubgables@hotmail.com</a> or using the “Contact Us” page on the website.</p>
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