

Fairgreen Acres **SUMMER '25** **NEWSLETTER**



PROGRESS, PRIORITIES & PARTNERSHIPS: SHAPING OUR FUTURE TOGETHER

Towards Fairgreen Acres 2.0

Over the past nine months, the new management has taken action with your support and reports, helping set priorities and manage the budget.

Major infrastructure needs, neglected for years, must now be addressed with significant resources. In the coming months, the team will redirect budgets to these essential goals. We are in a crucial phase of restructuring to ensure a stable future for the community, and your collaboration remains the key for positive changes.

Meeting with city Councilman Sylvain Joly

Members of the board hosted a meeting with Mr. Joly to discuss our projects, the revitalization of our community, and to build a working relationship with the city for the coming years. We discussed the significant expenses related to permits for our projects, ongoing issues with city water pipes bursting and causing flooding, and many other topics. The goal is to strengthen this relationship to find ways to help the community through improvements and reduce expenses. We hope to continue building this collaboration with the municipality and had a very positive first meeting.

RECENT ACHIEVEMENTS

- 40 problematic basement drains repaired/worked on.
- Hazardous trees removed or trimmed to protect infrastructure.
- First mansard block completed (mold removed, upgraded insulation for long-term durability).
- French drains and foundation repairs completed on one block, with cost savings.
- Maintenance log and contingency fund inspected and certified (Bill 16 compliance), moving forward in loan approval.
- Over 100 co-owner inquiries addressed.
- Infraction notices and fines issued to ensure rule compliance.



[Bill 16 information](#)



<https://fairgreen-acres.com/>



<https://www.condoedge.com/>



<https://gmgi.ca/>

WORK, RENOVATIONS & INSTALLATIONS

Some work or installations in or around your unit, such as heat pump installation or patio construction/repairs, require administration approval. Before starting, check the 2025 forms available on CondoEdge and the condo bylaws. Approval is mandatory and rules must be followed.

CONDO FEES

Condo fees are mandatory and essential. Set annually by the board, they fund operations and maintenance. Any delay or non-payment leads to penalties, credit impact, and possible legal lien. Every co-owner must be aware of and comply with them.

WHO TO TURN TO ?

For your questions, first check the documents and communications on CondoEdge. If you don't find an answer, submit your request through the portal; it will receive priority attention.

For any questions regarding Bell Fibe, Hydro-Québec, or municipal works (including parking notices), please contact the appropriate service directly.



**CONSTRUCTION
ZONES**
Stay Safe!
Not playgrounds
Not dumping
grounds

BILL 16: WHAT IT MEANS FOR OUR COMMUNITY

In 2019, Quebec adopted new laws for condo management. Bill 16 requires every co-ownership to have a certified 25-year maintenance log and a contingency fund study, updated regularly. This acts as a “health card” for the condo and ensures proper planning for repairs and finances.

For us, it means tackling major infrastructure projects—like the completion of the mansard work (approx. \$15M) and other key repairs in the next 5 years. With the certified report, we can move forward with a special project loan. This avoids massive one-time payments (over \$55K per unit) and instead spreads costs through monthly levies, ensuring stability and peace of mind.

A link to learn more about Bill 16 is available on the first page of the Newsletter.

WASTE, GARBAGE AND LITTER

Leaving garbage on the street at all times, putting “to give away” items on the curb, or leaving trash on the ground instead of in bins is unacceptable. These behaviors create real problems in our community. Every day, someone has to pick up waste left around.

Keeping our community clean is everyone's responsibility. The city imposes fines up to nearly \$600, and our condo rules also include legal provisions to enforce compliance. The municipal collection calendar, shared multiple times, is provided again.

It couldn't be simpler!



We are working with the bank for approval of the loan. The process requires lot of documentation and paperwork and the managment teams are working on it.



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