

Community Events



If you have a Community Event to share and want to include it in our Newsletter, email the details through our new website: info@trilliumgardens.ca

Message from the Board

Autumn leaves are falling as fast as overnight temperatures, so it's time to prepare for winter *and* our Annual General Meeting. The AGM is traditionally held in early October, but was delayed this year because the Audit of our financial statements and reports took a little longer than expected.

The AGM will be held Monday, November 25th at 7:30 pm (*sign in starts at 7:00 pm*) at the Grantham Lions Club, 732 Niagara St. (*at the corner of Lakeshore Road*), St. Catharines. If you are unable to attend, please complete and return the Voting Proxy form included in your information package you will receive shortly. It is important that we have sufficient owners represented in person or by proxy to achieve quorum, to validate our decisions at the meeting.

There will be three Board member positions opening up at this meeting. Thanks to the individuals that submitted their Candidate Disclosure Forms indicating their intention to stand for these Board Member positions. It is important to have all owners be on the Board at some point, so they understand how a condominium Board works and what's involved in making decisions that are in the best interest of everyone.



Trillium Gardens Newsletter

Volume 1 – November, 2024

At the conclusion of the AGM, we will have a brief, second meeting to make a special announcement and have a question and answer session. Please stick around for the announcement.

As far as the financial health of the condominium is concerned, there are no surprises so far this year. Owners are up to date with their fees and our expenses are very much in line with our budget. Over the past two or three years, during the 'post pandemic' period of high inflation and shortages of just about everything, we've held back on our discretionary spending. The money we saved is earning interest at a higher rate than expected.

Likely, over the next two or three years we are going to have to start spending some more money to keep our homes and gardens looking as beautiful as they always have been. Having accumulated two years of surplus operating funds will allow us to do that, while keeping fee increases to the minimum necessary.

Please check out our new community website at www.trilliumgardens.ca. All important documents and ongoing newsletters are located there. It is really easy to navigate and no passwords are required.

If you have to contact a Board member, the new email address is info@trilliumgardens.ca. This will be

the ongoing email address for the foreseeable future.

Thanks to everyone for being such great neighbours and part of this condominium. We will see you at the Annual General Meeting.

New Property Management Company for Trillium Gardens



In our relentless pursuit of savings, Trillium Gardens Board of Directors has contracted Greenbelt Property Management to provide property management services for our condominium, starting January 1, 2025.

Greenbelt Property Management, www.greenbeltmanagement.ca, is a small, local property management company, located on Niagara St., here in St. Catharines. The partners have between 15 – 20 years of experience, giving them a solid understanding of the Vacant Land Condominium environment in Ontario and the Niagara Region. The company has been thoroughly checked and vetted by the Board, and will be a better fit with the property management needs of Trillium Gardens.



Trillium Gardens Newsletter

Volume 1 – November, 2024

All Owners will be contacted shortly (by email) by Neil Wachs, Partner/Property Manager at Greenbelt, with the Pre-Authorized Payment forms for our monthly condo fee collection. The change will begin January 1, 2025. Paper versions of the forms will also be available at the brief meeting, following the AGM November 25th.

We welcome Neil Wachs, and the fresh direction and personal level of service offered by Greenbelt.

Recipe Corner

Calling all home cooks, bakers, and food lovers! We're excited to announce a new recipe exchange program, where we can share our favourite dishes, discover new flavours, and celebrate the incredible food we make within our community!

Here's how it works: for each newsletter we will identify a theme, for example, Holiday Recipes or favourite BBQ meals. We invite you to submit your most loved recipe – whether it's a secret family dish, a go-to weeknight meal, or something special you've recently perfected. Our team will select one standout recipe to feature in the monthly newsletter, and all other submissions will be posted on our new community website, www.trilliumgardens.ca for everyone to enjoy!

Not only will this program bring new recipes to your kitchen, but it's also a wonderful way to connect with neighbours through the food that means the most to them!

Our new newsletter is scheduled for January 2025 and the theme is...



To participate, simply email your recipe to despinamorfidis@gmail.com by December 10th, 2024.

Let's cook up some community spirit!

Get to Know Your Neighbours!

Spotlight on

Rob and Susan Howarth

Rob and Susan Howarth, both originally from St. Catharines, now live on Blossom Common. They found Trillium Gardens when they wanted to downsize more and moved from "just over the canal" to our neighbourhood. We are happy



Trillium Gardens Newsletter

Volume 1 – November, 2024

they did! They both love living here and say we are a friendly tight-knit community where someone is always willing to help.



Both happily retired, Rob from General Motors and Susan from administrative work, they now concentrate on spending time with their 6 grandchildren, aged 4 to 14 years. That keeps them very busy!!

The Howarths love getting away to a sunny destination. Their favourite vacation spot is Aruba with Myrtle Beach being a close second! It's always nice to relax and soak up the sun! The both enjoy baseball and are proud supporters of our Toronto Blue Jays.

When you walk past their home, you will likely see Rob in the garage, putting everything in its place, or cleaning their vehicles. The most

organized garage in the neighbourhood!! And the cleanest cars!

Susan is currently interested in running for the Trillium Gardens' Board of Directors. She completed a one-year term with the Board a few years ago and says it's a responsibility everyone should consider to better understand how the Board works. She is looking forward to serving again.

Rob and Susan, we are so happy to have you both in our community!

Trillium Gardens Fall Cleanup and Transition to Winter Has Started



It's officially fall and it's time to pack up our shorts and gratefully bring out the sweater and long pants. It is a fantastic time to clean our gardening tools and plant spring bulbs. Yard cleanup is on the menu as winter approaches.

Rempel Landscaping, our grounds contractor, has already been here to cut back some shrubs. They will be



on site several times before the snow flies to finish leaf and debris removal, prune the fourteen common garden beds, prune the Panicle hydrangea standards on unit garden fronts and the Incrediball hydrangeas along the Parkside fence. All the fountain grass planted throughout our grounds will be cut to ground level. This is also the best time of year to prune the yew hedges in front of some units down to window ledge level and away from the air conditioner unit behind to provide clean air flow. We have asked Rempel to rake certain areas where tree debris has fallen along the fence with Colonial Florist. The work will be ongoing.

The privacy cedar hedge between units received a ragged top cut this summer, as planned. The tops were left over the summer so that new cedar branches would fill in the cut areas, and they have. In the spring, the cedar tops will then be trimmed to a round shape and the sides trimmed as well. A solid privacy fence is planned that going forward can be easily and safely maintained. It has taken time but will be worth the wait.

This is our first year for Rempel Landscaping to maintain our common grounds and some issues have developed that require attention. The Board is very aware of the damage to grass done by the riding mower and the lack of weeding in character with what we

have expected over the years. The Board has met with Rempel Landscape to discuss steps needed to mitigate the problems. We asked about the use of only hand mowers for cutting the grass. We are waiting for a revised quote to consider this specific request as costs increase with this added labour. Rempel has also walked the ground with us and assures the areas damaged by the mower will be repaired in the spring with top dressing and grass seed when the weather is more co-operative with rain and temperature.

I would urge you to take a look outside your unit now and prune back any shrubs/branches close to your furnace PVC pipes. Like myself, many owners have found their pipes blocked by drifting snow and no furnace operation. It is a cold start to the day.

If you have any concerns or queries about landscaping, send a message via our new website directly to the Board: info@trilliumgardens.ca



Trillium Gardens Newsletter

Volume 1 – November, 2024

Trillium Gardens

September Street Party

This past September, Trillium Gardens hosted a street party that featured Djino LeFrancois and The Big Dave Trio. Everyone, including the band and our MPP Jennie Stevens had a fantastic time. Djino and the guys appreciated the warm community spirit on that fun afternoon.

Djino will be hosting his annual Christmas Rock Show on December 8th at Club LaSalle at 2:00 pm (*door opens at 1:00 pm*) The show will feature music of Elvis Presley, Johnny Cash, Brenda Lee, Jerry Lee Lewis and many more of your favourites. This show is a St. Catharines tradition.

Tickets are \$25, with proceeds going to Pathstone Mental Health. They have provided quality mental health care for children, youth and families in Niagara for over 50 years.

(see Pathstonementalhealth.ca for more information).

A group of us from Trillium Gardens will be going. If you want to get in the fun and join the party, contact Bob for tickets. Please do so early, as the show sells out every year.

It's back, baby! Bigger, better and more **ROCKIN'** than ever!

ROCK & ROLL CHRISTMAS

WITH THE MUSIC OF ELVIS PRESLEY, JOHNNY CASH, BRENDA LEE, ROY ORBISON, JERRY LEE LEWIS, & MORE!

Sunday Dec. 8th, Club Lasalle

STARRING: DJINO LEFRANCOIS, MARTY ALLEN, DAVE TUFFORD, WAYNE MALTON, DAVE MULLEN, BARBY COLLINS, MARK MATHEWS & SEAN O'GRADY

Plus, according to reliable sources: Guest Appearance by Grammy-Winner, WALTER OSTENAK

111 ARTHUR ST., ST. CATHARINES • \$25/TICKET

DOORS OPEN 1:00PM, SHOW STARTS 2:00PM • NO RESERVED SEATING
PLUS! 50/50 DRAW & PIZZA, WITH PROCEEDS GOING TO PATHSTONE MENTAL HEALTH

Tickets available at: André Salon/Chez Diane Hair Boutique, 71 Facer St., St. Catharines, 905-646-0101
Rock & Roll Hair Studio, 46A Front St. South, Thorold, 905-397-5872
Le Club Lasalle, 111 Arthur St., St. Catharines, Thursday nights at the bar.

Your Condominium Board

(Term Ends September)

Bob Bieler	cbbieler99@gmail.com	(2025)
Deb Fernandes	deb_f_01010@hotmail.com	(2024)
Grant McIntosh	themacs2@cogeco.ca	(2024)
Briar Collins	briarcollins77@gmail.com	(2026)
Despina Morfidis	despinamorfidis@gmail.com	(2026)