

Presidents Message

I want to first **WELCOME** all the new families who made Fairway Hills their home over the last few months. You will soon see that Fairway Hills is truly a community of dedicated neighbours who see the value in giving back and getting involved. Our events keep us both informed, connected and we also find ways to give back to surrounding charities. You will soon see that Fairway Hills maintains strong traditions and takes great pride in our beautifully maintained properties. From our upcoming residents picnic to our well established Christmas Eve events, all our events rely on volunteers and community participation. It what sets this community apart from all others in Oakville. We are also a community that cares passionately about the town we live in and so we get involved and keep our community informed as best we can.

This past year was an important one with the announcement of the proposed Glen Abbey development and the subsequent formation of a committee dedicated to keeping stride with meetings, announcements and being a community presence. We also saw the completion of the much needed structural repairs to the perimeter fencing thanks to Keith MacMillan. This summer also saw the return of another exciting Canadian Open event with the return to Glen Abbey already announced for 2017. We also installed security cameras in the spring and have been very happy with the images being captured.

As always, our community partners need to be thanked and acknowledged for their ongoing dedication to our neighbourhood. I would like to thank the executive committee of Lisa Djurfeldt, JoAnn Daxner, Norma Discenza, Lisa Ryce and Keith MacMillan for their continued commitment to Fairway Hills. Thanks also go out to Rohit Kumar for his continued great work on the website, Joe Brandt for chairing the Save The Abbey/ Proposed Glen Abbey Development Committee, Mirjana Wheeler for our Welcome Packages for new residents and our landscaping crew headed by Lisa Djurfeldt. Thanks to the organizers of our recently planned events - Paul & Val Richardson for our annual golf tournament and our Picnic Committee led by Pauline Nowak and Rebecca Stainton. Finally to our Christmas "elves" - Carol Mason, Grace McCann, the Hassan's, Wheeler's and the Daxner's, Christmas in Fairway Hills would just not be the same without your enthusiasm. On behalf of the Executive, we truly appreciate your time and hard work.

We invite ALL residents to attend the Annual General Meeting on **November 17th. Details will be posted on the website and on mailboxes so please mark this date on your calendars.** This is an opportunity to find out what's current in the neighbourhood, ask questions on community decisions and share your important opinions on how we can improve Fairway Hills.

Lisa and I wish all of you and your families a safe return to the school year routine and great fall season. We hope you will come out to join your neighbours at our Annual Picnic this Saturday, September 17th as we would love to see you all there!

Paul Ryce

What's Inside

- Save The Abbey Committee Update
- Security Cameras Installed
- Residents Picnic
- Capital Project Update
- 2016 AGM Date
- Ladies Bunco/Left Right Centre

Board of Directors

Paul Ryce President
531 Golfview Court
905.827.0662

Lisa Djurfeldt Vice-President
1315 Greeneagle Drive
905.469.4764

JoAnn Daxner Treasurer
1327 Greeneagle Drive
905.469.8576

Norma Discenza Secretary
544 Golfview Court
905.825.0000

Check us out on
www.fairwayhillsoakville.com or
Join us on Facebook

Fairway Hills Community Association

2016 Annual General Meeting

November 17th 2016

Our AGM is held once a year to provide our residents with updates regarding neighbourhood events, our treasurer's report, information regarding the proposed development of Glen Abbey Golf Course and anything else that is relevant to our community. This is the time to come out and ask questions and provide your input. A member from each household is required to attend. Details will be provided in early November or check the website.

Ladies Bunco / Left Right Centre

The Ladies of Fairway Hills are invited to join in for a fun evening of conversation and good times playing Bunco or Left Right Centre. Both games are dice games and are simple and easy to play! No experience necessary! This is a great way to meet and connect with your neighbours. Our first evening will take place in September/October so if you have not already joined or are new to the neighbourhood, we invite you to come and see what the fun is all about. All are welcome!

Check the website for more details or send an email to Lisa Ryce at vbq@sympatico.ca



Be sure to visit www.fairwayhillsoakville.com for all those "fairway" details.

Summer 2016 Update

Potential Glen Abbey Development

The Town of Oakville's "Liveable Oakville" Five Year Plan, updated regularly, designates Six Areas for Residential Development, such as along the Dundas Corridor. The Town's Smart Planning integrates completely into the Halton Regional Plan and the Province of Ontario's Plan and Policy Guidelines. The Town's Planning takes into account future Infrastructure development, including Water, Sewer and Transportation Links.....ie Smart Planning.

Glen Abbey Golf Club is zoned as a Golf Club. The Club Lands are not, and never have been, a designated growth area. Our Iconic, Historic Glen Abbey has hosted 28 Canadian Opens, including the 100th Canadian Open, and was purpose-designed by Jack Nicklaus (his first solo design) as a permanent home for the Canadian Open.

The Clublink/Morguard/Sahi development pre-proposal targeted an area not intended or studied for intensification or growth in the foreseeable future and is contrary to the Town's growth plan. And also contrary to what the Mr. Sahi led us to believe at our Resident's Annual Meeting of a couple of years ago. The pre-proposal lacked substantive studies and much more work was required. Therefore the Town Council hit the "pause" button at their February 1, 2016 Council Meeting and passed an Interim Control By Law (ICB), which freezes any development for one year. Council can extend the freeze an additional year.

Clublink/Morguard/Sahi have Appealed the ICB to the Ontario Municipal Board (OMB) and a hearing is scheduled for January 2017. Because the Clublink/Morguard/Sahi proposal is an Unplanned Development surprise, and not part of the Liveable Oakville Plan, the Town must do it's due diligence and is only being responsible to Taxpayers in doing so. In completing its due diligence, the Town is conducting three studies: a) Urban Structure Review, b) Land Use Economic and Impact Analysis, and c) Cultural Heritage Landscapes Strategy.

Your Committee will provide updates as events unfold.

Submitted by Joe Brandt, Committee Chair

2016 Annual Dues



A reminder that your cheque should have been submitted to our Treasurer, JoAnn Daxner. If you have not done so, this is your reminder to drop your cheque off before you receive your penalty notice.

Capital Projects Update

Dorval Drive Fence Refurbishment

In 1987, a perimeter wrought iron fence along Dorval Drive, Upper Middle Road and the Glen Abbey golf course was built as part of the Fairway Hill development. Since that time the fence along Dorval Drive (approximately 3200 linear feet) has deteriorated, primarily due to rust caused by road salting in the winter along Dorval Drive. (The perimeter fencing along Upper Middle Road is not easily visible from the road and is in fairly good shape). In 2007 the fencing along Dorval Drive was removed from the site, sand blasted, repainted and then replaced. Unfortunately significant rusting of the fence has continued along with continued repairs of welds made to reattach the fence after refurbishing.

During the summer of 2014 all the existing broken welds were repaired. Written estimates were also obtained to replace the wrought iron fencing along Dorval Drive and ranged from \$175,000 to \$208,000 plus HST. Martin Quigley, a retired painter referred to me, expressed interest in refurbishing the fence on site, at a cost of \$60,000. This was less than a quote from the only other painter/contractor interested in refurbishing the fence on site. All other contractors wanted to dismantle the fence and take it elsewhere for sandblasting/repainting/reinstallation.

In the summer of 2015 Martin did a "test run" for FH on 50 ft of fence. Rust was removed from the fence using power steel brushes, and painted with industry recommended Amerlock 2 epoxy coating followed by a aliphatic urethane enamel. The "test run" sections overwintered well. Approval was then given to Martin to refurbish the fence along Dorval Drive. On June 1, Martin and his assistant Brian Hartnett started the project and expect to be completed by early August. Holes have also been drilled in the base of each wrought iron fence post which will prevent further rusting within the posts themselves.

I am pleased with the work being done. I expect that for a long time going forward, FWH will require minimal expenditures for wrought iron fence repairs. However budgeting for repairs to some of the 22 stone pillars along Dorval Drive will soon be needed.

Submitted by Keith MacMillan, Gallery Hill

NEW THIS YEAR
Bumper Balls!
Fun for Teens & Adults!

Fairway Hills Residents Association

Annual Picnic

Saturday, September 17th

(Raindate Sunday, September 18th)

3:00pm to 7:00pm

Come out for our summer BBQ complete with facepainter, activities, prizes, teen attractions, bouncy castle (kids under 11 years please), music and reconnecting with your neighbours!

Bring a salad/main dish or dessert (nut free) to share with your neighbours

Please RSVP or to volunteer, send an email to rstanton1@gmail.com

We look forward to seeing you there!

Visit www.fairwayhillsoakville.ca

Real Estate Report

This year so far has been a very exciting real estate year for Fairway Hills! 2016 to date has reported RECORD high sold prices and RECORD percentage increases. Here is how the numbers are shaping up!

Jan-July 2015 # sales	6	Jan-July 2016 # sales	9
Days on market	41	Days on market	21
Average price	\$1 412 333	Average price	\$1 646 000



Year to date the average home in Fairway Hills has sold 16.55 % higher than last year. We are sad to see our Fairway Hills families move but wish them the absolute best in their new homes. WELCOME to the newcomers! We are truly happy to have you.

Submitted by Mirjana Wheeler, Greeneagle Drive

Sales Representative, Royal LePage Real Estate Services and 10 year resident.

Looking for information? Visit www.fairwayhillsoakville.com

Security Cameras Installed



Security cameras capturing all vehicles/pedestrians entering/exiting the main entrance of Fairway Hills are now operational. Unfortunately, the original camera installed in March was vandalized and stolen and so we now have installed two vandalism proof cameras. The Executive will be reviewing the need for additional cameras in the next month.

The Board would like to thank Garnet Mason, Keith MacMillan, Matt Stainton and Paul Ryce for all their efforts on this project. If you require access to the security images to aid in a police investigation, please contact Paul Ryce, President of Fairway Hills for assistance.

A reminder to please be observant not only for your property but also for your neighbours and to contact the police immediately if you notice any suspicious cars or individuals.

Committee Contacts

Save The Abbey	Joe Brandt	905.825.2557
Webmaster	Rohit Kumar	905.338.7543
Residents Directory/Bunco	Lisa Ryce	905.827.0662
Landscape Committee	Lisa Djurfeldt	905.469.4764
Capital Budget	Keith MacMillan	905.847.3241
Ladies' Christmas Luncheon	Grace McCann	905.847.8215
	Carol Mason	905.469.1589
Christmas Luminaries	Nicole & Ryan Hassan	905.469.6091
Christmas Eve Caroling	Mirjana Wheeler	905.469.3351
Christmas Eve Charity Drive	JoAnn & Al Daxner	905.469.8576
Picnic Committee	Pauline Nowak	905.469.4720
	Rebecca Stainton	905.469.9735
Annual Golf Tournament	Paul & Val Richardson	905.847.0034

Emails & Staying Informed

If you are not receiving regular emails from the Fairway Hills, please be sure to have your email address added or updated to our distribution list. You can send an email to Lisa Ryce at vbq@sympatico.ca. Our 2016/2017 Residents Directory was distributed last year and is available to any new resident. Send Lisa an email if you wish to receive a copy.

Upcoming Fairway Hills Events

September 17th

September /October

November 17th

December 8th

December 24th

Residents Picnic

Ladies Bunco/Left Right Centre Kick-off (details to follow)

Annual General Meeting

Ladies Christmas Luncheon, 6:00pm at Tattoria Timone

Santa's Runway Luminaries, Neighbourhood Christmas Carols &

Volunteer Salvation Army Christmas Collection

