

Grand Ravine Owners Association - Frequently Asked Questions

Q. When were the townhomes built?

A. The townhomes were completed in 1994. Source: Property Survey (should be in your purchase agreement). Your insurance company may request this information as a condition of insurance.

Q. How do I distinguish between GROI “common areas” and my own?

A. Please refer to the map found on the website in the Residents section. Generally speaking, residents own their front and back yards, while the “common areas” include our roads, curbs and landscaped areas. Our roads are private. As such, GROI is responsible for their ongoing maintenance.

Q. Who owns the property (brick pillars, fencing, shrubbery) that runs along the south side of our main roadway backing onto Beaverdale?

A. A survey filed with the City of Toronto indicates that the brick pillars and fencing are on the property of the Beaverdale residents. As such, the Beaverdale residents are responsible for their ongoing maintenance and repair.

Q. What do my monthly Association fees cover?

A. Your fees primarily cover landscaping and ongoing maintenance of all the common elements, and snow removal. Please refer to the latest Statement of Income on our website for a complete list of expenditures.

The fees do not cover maintenance of homeowners’ properties (i.e. front and back-yard landscaping, snow removal from driveways, eaves cleaning, roof/window replacement, furnace/air conditioning).

Q. Do our monthly Association fees include provision for a reserve fund?

A. No because GROI is not a condominium corporation. A reserve fund study was conducted in Spring 2015 to assist in planning for future maintenance and, while we are not legally bound to have a reserve fund, the Board is evaluating the need to set aside additional funds to cover anticipated expenditures such as water main replacement.

A copy of the survey can be found on the website.

To see how your maintenance fees have been allocated, please refer to the latest Proposed Budget in the Residents section of the website.

Q. How do I know if a renovation, replacement or upgrade I’m considering requires Board approval?

A. All unit owners are bound by the terms and conditions of Schedule F, our Association by-laws that protect and govern the exterior look and feel of the townhomes in our complex. If you are contemplating a change, please complete the Change Request Form in the Residents’ section of our website and submit to the Board at:
grandravineownersinc@gmail.com.

Q. Where can I get information on suppliers or vendors that other owners in our complex may have used for certain home repairs (e.g. new roof, window replacement, new furnace, air conditioning, deck replacement)?

A. Visit the Vendors section on the Residents section of our website. Based on resident input at the November 2014 AGM, we have started to compile a list of vendors that various homeowners in our complex have used. The vendors on the list are not recommendations of the Board - it is up to you to do your own research and evaluation of the firms listed. As always, please refer to Schedule F to determine whether Board approval is required for your proposed improvement.

Q. How does Visitor Parking Work?

A. The parking spots are for the use of visitors to the Grand Ravine community of townhomes. If you have guests staying overnight or for an extended period please advise the Board at grandravineownersinc@gmail.com with the make, license plate number and duration of stay. All unauthorized vehicles will receive a warning notice that could ultimately result in towing.

We all know that it is tempting to park our extra vehicles there and indeed, we understand that this may be necessary for short periods from time-to-time (for example, when a contractor requires use of your driveway). If you anticipate needing to use guest parking for your vehicle, please notify the Board at: grandravineownersinc@gmail.com.

Q. How do I arrange for a contractor to access to my backyard through other backyards (egress & access)?

A. If you or your contractor requires access to your backyard through one or a number of other backyards, provide written notice (to all homeowners involved) a minimum of 24 hours in advance (unless it's an emergency). Keep the following in mind:

- No access on Sunday except in the case of an emergency.
- You as the homeowner are ultimately responsible for any damage incurred to properties providing access. Therefore, consult with your contractors in advance, ensure appropriate measures are taken to eliminate the possibility of damage and inspect the access areas upon completion of work.
- If there are gates involved, it is your responsibility as the homeowner to ensure the gates are closed upon completion of work.
- You are responsible for ensuring a clear passageway is available to provide access and egress.

Q. What can I do about icicles dripping down and freezing up my porch during the winter?

A. Several owners have investigated this. The roof design and lack of insulation in certain areas can cause water pooling, resulting in icicles that can drip onto residents' porches and re-freeze. Some residents have implemented a heating coil solution in their eaves that prevents the water from pooling in the winter months. More information about this solution is available on the website.

Q. Why don't the gates facing onto The Queensway open?

A. The gates were designed as part of the overall aesthetics of the complex and, for security and privacy reasons, were never intended to be functional.