



December 2017

MAPLE LEAF ACRES MEMBERS' ASSOCIATION INFORMATION LETTER

Dear Friends and Members of MLA, Happy Holiday to You and Your Families.

The 2017 season at Maple Leaf Acres draws to a close and the cold winter starts to set in. The leaves have fallen, temperatures have dropped and some Members have moved to the sunny south. For those remaining in the park or those that are staying a short distance away, let us hope for a short and mild winter. I cannot believe how quickly 2017 flew by. Although it seemed quick, it was a great year for Maple Leaf Acres. More so this year than in previous years, all of the events put together by the many committees have seen record attendance and participation by the members. Events such as Canada Day 150th festivities with amazing Fireworks display, Harmony Day, Halloween In the Park, Trinity weekend celebration, Golf Tournament, Jam Sessions, Dances, Movie Under the Stars, Car Show, Scavenger Hunt, Pub Night and Christmas Dinner to name only a few could not have been put together without the effort and dedication of so many volunteers. The success of the events is a reflection of the ever-increasing dedication and enthusiasm volunteers display on a continual basis. Sincere thanks go out to all the volunteers.

I am pleased to report in 2017 there were many projects and a tremendous amount of work completed. This work was highlighted through prior Information Letters, the Information Meeting and the Annual General Meeting during the year. With guidance from our corporate lawyers and substantial input from the membership by attending the many meetings and or submitting of suggestions we were successful in updating our Rules and Regulations, By-Laws, drafting of a new Lease and change the Association's name. It was great to see such a large number of members participating in the process and we thank you all for your contribution.

To our maintenance and office staff, a heartfelt thanks to you. It is your dedication and effort that makes the park what it is today. Lastly, to all my fellow Board Members, thank you for all your volunteered time and dedication!

In closing, I would like to wish everyone a joyous Holiday Season and a most prosperous and healthy New Year!

Have a very safe and happy holiday.

Steve Mifsud
President.

Association Name Change

The Association's application for Supplementary Letters Patent has been approved by the Ministry of Government Services and therefore the Association's name has changed from MAPLE LEAF ACRES TENANTS ASSOCIATION to MAPLE LEAF ACRES MEMBERS' ASSOCIATION as of August 31, 2017. We would advise members that have mortgages/loans to inform their financial institution. Members should also inform their insurance provider.

New Leases

New Leases are now being issued to those members that have requested one. Those Members that are interested in exchanging the old lease for a new one are asked to fill and sign the attached request form and return it to the office in order for the Surrender of Lease and new Lease documents to be completed for signatures.

Hall Rentals

In accordance with the current Rules and Regulations #31b) "After each use the booking park committee is responsible for the clean-up work and will leave the room, the appliances and furniture in good condition." Remember there are other members who book the halls directly following an event and they do not want have to cleanup someone else's mess.

The Marsville and District Lions' Club wish to thank the members for supporting them in their continued drive for pop cans, beer cans, beer bottles wine bottles and alcohol bottles.

WORK IN PROGRESS

Ash Tree Removal

The Ash Tree removal program has been completed with the exception of those trees that the maintenance department will be trying to remove during the winter months, weather permitting. This is a big and ongoing project and will be completed as soon as possible.

Phase One – Infrastructure Upgrade

As previously reported, the Board of Directors is working along with the engineers and can report that the pre-engineering survey was completed in mid-November. Completion of detailed design and consultations with utilities and the GRCA are to follow. Members will be brought up to date in early 2018 as more information becomes available.

Re-Zoning 9 Months Occupancy

The Board of Directors continues to work towards the removal of the holding zone for 9-month occupancy in phase 2. The Association's ECA application to the Ministry of the Environment is being reviewed by the Technical Support Section and should soon move to the Approvals Branch. Surveying crews have recently established fire truck radius turning points from Apple Alley into the Phase 2 streets to be used as a fire route by the Fire Department. The Board of Directors has also recently approved electric repairs in Phase 2 in order to comply with present standards and secure the Electric Safety Authority approval for the removal of the holding zone.

Sewer Line Camera Inspection Phase 3

The Association has recently completed a camera inspection of the sewer lines in phase 3 and is pleased to inform that with a few exceptions the lines appear to be in good condition and very limited infiltration was observed. Some repairs to the sewer line will take place in the new year.

Smoke-Free Ontario Act

Members and their guests are reminded that all enclosed workplaces, and enclosed public places are 100% smoke-free as per guidelines set in the Smoke-Free Ontario Act. The Association has recently installed additional “No Smoking” signs at all doors accessing the halls and enclosed workplaces. We would ask that smokers comply with the law and also refrain from smoking in the vicinity of entrance and exit doors.

Hydro Boxes

Some members have been experiencing hydro outages due to their breakers needing to be reset. Hydro One has locked the hydro boxes and only the office or maintenance department have keys to unlock the boxes and reset the meters, therefore should you experience hydro outages, please call the office during the weekdays. After hours Directors may be available to assist or call the emergency numbers posted for assistance. Do not try to open the boxes yourself!

REMINDERS

Although the following items were included in the Fall information letter we include them again as a reminder

Phase One Closing and Winterizing of all Phases:

We remind Phase 1 members, the sewers and water have been turned off in Phase One as at November 1, 2017. All phases are reminded that it is a member’s responsibility to make sure that you adequately winterize your trailer by insulating around all your water lines and connections ensuring that there is no freeze-up and the possibility of broken pipes. For those going away and those not using their units during the fall and winter we recommend that the water line be disconnected all together.

Overstays/21 Ski Days:

Seasonal Members are reminded that during the period of November 1, 2016 to April 30, 2017 members are not permitted to use their units on a regular basis other than the pre-approved 21 ski days and/or on weekends (Friday and Saturday nights as well Sunday during the day). Members overstaying in their units outside of the approved times will face a charge of \$100.00/day as approved by the membership at the 2008 Annual General Meeting. **Note: Your 21 Ski days are not transferable to another member.**

Phase 2 Water Shut Off:

Again, we remind Members in Phase Two that as at November 1, 2017 to April 30, 2018 the Phase Two water will only be open from Friday morning to Monday morning, also during statutory holidays and when a member gives the office sufficient notice and schedules time to be used as their ski days.

Lake Access – Snowmobiles

We would remind the snowmobilers, that we only have access to Bellwood Lake between May 1 and October 31, so please do not enter the lake from the park. Snowmobiles are not to be driven by underage drivers and all Provincial and Federal regulations are to be observed while within the Park. Please ensure that you only go from your door to the trail when using your snowmobile and do not drive over the tile beds, these areas are clearly identified.

2018 Maintenance Fees - effective January 1, 2018

Due the 1st of each and every month

NSF Charges of \$50.00 will apply

6 Months	-	\$220.85
9 Months	-	\$276.06
12 Months	-	\$331.28

Winter Office hours effective October 1, 2017

Monday to Friday 9:00 a.m. – 5:00 p.m.

Saturday – 9:00 a.m. – 1:00 p.m.

Sunday – Closed

Closed all Statutory Holidays

The Rec. Centre closes at 9:00 p.m. sharp
provided there are no functions taking place

Winter Pool Hours

9:00 a.m. - 10:00 a.m.	Adult Exercise
10:00 a.m. - 11:00 a.m.	Parents and Tots
11:00 a.m. - 2:00 p.m.	Open to All
2:00 p.m. - 3:00 p.m.	Adults
3:00 p.m. - 8:00 p.m.	Open to All
8:00 p.m. - 9:00 p.m.	Adults Only
Friday & Saturday open until 9:30 p.m. for Adults Only	

Shuffleboard

Three Courts

Main Rec Hall

1:00 p.m. – 4:00 p.m.

Chairperson – Jacques Asselin – 519-843-3838

REMEMBER THESE DATES

May 26, 2018	-	Special/Information Meeting
July 7, 2018	-	Harmony Day
July 21, 2018	-	Annual General Meeting

Holiday Hours – Christmas/New Years

Office

Dec. 22-Open 9:00 a.m.-1:00 p.m.
Dec. 23/24/25/26 – Closed
December 27/28 Open 9:00 a.m.-5:00 p.m.
Dec. 29 – Open 9:00 a.m.-1:00 p.m.
Dec. 30/31 – Closed
Jan. 1 – Closed
Jan. 2 – Open – regular hours

Maintenance

Dec. 22-Open 8:00 a.m.-1:00 p.m.
Dec. 23/24/25/26 Closed
Dec. 27/28 Open 8:00 a.m.-4:00 p.m.
Dec. 29 – Open 8:00 a.m.-1:00 p.m...
Dec. 30/31 – Closed
Jan. 1 – Closed
Jan. 2 – Open – regular hours

**Don't forget the New Year's Eve Dance in the Main Hall
Tickets can be purchased by calling 519-787-1509 or 519-787-0273**



The Board of Directors/Officers

*Steve Mifsud - President
Tom Wadden - Vice President
Al Dias - Secretary/Treasurer
Chris Macedo
Fred Griffin
Mike D'Archi
Cathy Campbell
Joanne Sassnelli*

Carole Rampling, Mel Montgomery, Dave Oliver, Scott Hassell

Are you Selling your Trailer?

**If so, please submit a picture and advise the office of the details and
The office will be more than happy to post it on our
Web Site
at no cost to you.
www.mapleleafacres.ca**