



Fall 2018

MAPLE LEAF ACRES MEMBERS' ASSOCIATION INFORMATION LETTER

Dear Fellow Members:

The 2018 Summer Season is coming to an end. What a season it was with very little rain and record high temperatures.

To our neighbors and friends, we sadly say goodbye as once again, that time of the year is fast approaching. Some of you will soon depart to warmer climates, others will choose to close down for the season however for those that remain or occasionally visit, keep in mind that we will be here to help with all your needs.

We have been very busy right through the year with the many projects, including but not limited to the Phase 1A infrastructure upgrades/repairs and working in bringing 9-month occupancy to phase 2.

At the Special Meeting of Members held on August 18, 2018 the members overwhelmingly authorized the Board of Directors to proceed with the much-needed Phase 1A infrastructure replacement and repairs. We take this opportunity to thank the members for their support and standing in favour of moving forward with such large project.

We will be very busy through the next few months completing Part 1 of this project and do apologize for the heavy traffic, noise or any other inconvenience it may cause.

Your Board of Directors takes this opportunity to thank all park members, our maintenance and office employees, our trades, the many volunteers and committees that have worked very hard in the different activities for the enjoyment of all.

We wish you a great Fall and end of the year. And look forward to seeing everyone in the Spring!

The Board of Directors.

Phase One – Infrastructure Upgrade

We are pleased to inform that construction for Phase 1A infrastructure upgrade and repairs will start on October 29, 2018 and power in phase 1 will be disconnected at this time.

Members on Maple, Willow and Fir, are asked to clear all obstacles from the right side and rear of their trailers between October 15 – 26, 2018.

The parking lot at Fir and Havsumfun is to be kept clear of all vehicles, as this area will be used by Moorefield Excavating to store their supplies and heavy equipment.

You will also notice the Electric Contractor for Moorefield Excavating will be on site from about the 15th of October to do hydro preliminary work, however their work will not affect the members.

Should you have any questions or need clarification please contact the office.

Power Shut off

Be further informed that there will be a one-day power shut off to the whole park for Hydro One disconnect and reconnect to the new line serving Phase 1 sometime around the middle to the end of November 2018. Every unit will be notified in advance of the power shut off. Please ensure that you have adequate supplies including flushing water. The main hall will be open in case of any emergency, washrooms will be operating flushing water will be available however the pool and showers will be closed that day.

Again, should you have any questions or need clarification please contact the office.

Re-Zoning 9 Months Occupancy

Members were informed at the 2018 Annual General Meeting that the Ministry of the Environment had recently approved an amendment to the Certificate of Approval to authorize 9-month occupancy in phase 2. It shall be noted that such application took 13 months being reviewed by the MOE.

We are now in the process of upgrading the phase 2 hydro receptacles to present Electric Safety Authority standards. The ESA is conducting inspections and once the work is completed will issue a certificate of inspection. This being the last outstanding item, once completed the Association will formally apply to the Township to lift the restrictions and allow 9-month occupancy in phase 2.

We would ask all those members that we have contacted in order to facilitate the hydro connections to please do so. The sooner the work is completed the sooner we will submit our application to Centre Wellington.

Overstays/21 Ski Days

We are continuing to work towards getting the 9-month occupancy however until approved by Centre Wellington, occupancy restrictions remain in place.

Golf Cart

Again, this year, we would like to thank Coyote Carts for providing the Association with a courtesy golf cart for the office. It is greatly appreciated. Coyote Carts have been assisting our members with sales, parts and service as well as winter storage. Winter storage fee for this year is \$225.00 plus HST which includes pickup and delivery, storage and minor spring inspection. They are located at 262 Main St N in Acton and their phone contact is 519-853-4551.

Sportsplex

We have been advised that if there is a hydro outage or no water here in the park the Sportsplex in Fergus is equipped to handle your needs.

As winter approaches, we remind you to have a basic 72 hour emergency kit prepared. For a detailed listing of what should be included in your kit, click the link or visit the Government of Canada's website: <https://www.getprepared.gc.ca/cnt/rsrscs/pblctns/yprprdnssgd/yprprdnssgd-eng.pdf>. The office will have a few copies available for pick-up.

Store

Peter and Liliana closed the store for the season on Monday, September 3, 2018. They would like to thank all of you who helped and supported them. We hope to see them back in 2019.

REMINDERS

Phase 2 Water Shut Off

Again, we remind Members in Phase 2 that as of November 1, 2018 to April 30, 2019 the phase 2 water will only be open from Friday morning to Monday morning, also during statutory holidays and when a member gives notice to the office and schedule time to be used as their ski days.

Winterizing of water wells and units in all Phases

All Members in all phases are reminded that it is the member's **RESPONSIBILITY** to make sure that you adequately winterize your trailer and water well by insulating around all your water lines and connections ensuring that there are no freeze-up and the possibility of frozen lines. For those going away and those not using their units during the Fall and Winter months we recommend that the water line be disconnected all together.

Appliances

If you are getting rid of appliances, please ensure that you have removed the doors from them. This is a safety issue and members must be cognizant of the repercussions if the doors are left on.

Hot Tub & Swimming Pools

Parents are reminded children under the age of 16 are not allowed in the hot tub. This is a major issue as it is viewed either by the staff or on camera that some parents are not supervising their children, it is the parents' responsibility to oversee their children while in the pools. Also, please **do not** open the back doors, they are to remain closed and locked.

Phase 2 – Hydro Breaker Reset

Phase 2 members that have lost power to their units and require assistance in resetting the hydro breakers are asked to first contact any one of the Directors for access to the hydro sheds.

2019 Budget

At the Annual General Meeting on July 21, 2018, the draft 2019 Budget was presented to the members by the Board of Directors and it was approved by the membership. Please note the 2019 rates below.

2019 Maintenance Fees

Effective January 1, 2019 the new dues rate are listed below. Please remember fees are due the 1st of each and every month. NSF Charges of \$50.00 will apply.

6 Months	-	\$222.18
9 Months	-	\$277.72
12 Months	-	\$333.27

Winter Office Hours

Effective October 1, 2018 hours are:

Monday to Friday	9:00 a.m. – 5:00 p.m.
Saturday	9:00 a.m. to 1:00 p.m.
Sunday	Closed
Statutory Holidays	Closed

The Rec Centre closes 10:00 pm sharp, provided there are no functions

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
Fridays and Saturdays 8:00 p.m. - 9:30 p.m.	Adults Only

Shuffleboard

Three Courts at the Main Rec Hall on Fridays at 1:00 p.m. – 4:00 p.m. Chairperson – Jacques Asselin 519-843-3838.

REMEMBER THESE DATES

May 25, 2019	-	Information Meeting
July 6, 2019	-	Harmony Day
July 20, 2019	-	Annual General Meeting

The Board of Directors/Officers

Steve Mifsud, President	Tom Wadden, Vice President
Al Dias, Secretary / Treasurer	Chris Macedo, Director
Fred Griffin, Director	Cathy Campbell, Director
Joanne Sassanelli, Director	Lorraine Pearson, Director

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.