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## MAPLE LEAF ACRES MEMBERS' ASSOCIATION INFORMATION LETTER

Fall 2019

Dear Friends and Members of MLA:

As we are enjoying the last few moments of sunshine, it's time to say goodbye to the season we love the most. No one wants to say goodbye to summer, but unfortunately, we have no control over the inevitable passage of time. We can, however, help that transition with the thought of seeing everyone back in a few months. Where did the Summer go? Park activities are winding down and a special thanks go out to the many volunteers for making all of the events successful. The leaves are starting to turn color and it is hard to believe that those members who travel south or call somewhere else home for the winter will soon be packing their bags and leaving us. Since the Summer Information Letter, the Association saw a number of lease transfers. We are always sorry to see members leave but it is also nice to welcome new members.

The Association will soon be moving forward with Part 2 of the Phase 1 infrastructure upgrades and repairs. Part 1, considering the less than favorite weather was very successful, financially and time of completion with minimal deficiency issues. We would like to thank the members for their cooperation during construction and 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 that have worked hard in the different activities for the enjoyment of all.

We wish you a great Fall and end of the year

*The Board of Directors*

### **Annual General Meeting**

The Association's Annual General Meeting was held on July 20<sup>th</sup>, 2019, however there were a few uneasy moments as quorum was hard to achieve. With the consent of the members the meeting was postponed for a few minutes until quorum was met. It is very important that all members either vote in person or give their proxy to someone they trust to vote on their behalf therefore making it easier to get quorum. Below you will find the schedule of maintenance fees for the 2020 fiscal year as approved by the membership.

### **Store**

We would like to thank Nancy Wright, Dawn & Warren Beghetto for operating the store this summer.

### **Phase 1 & 2 Winter Usage**

With the exception of Oak Crescent which will be closed for construction for the season, all of phases 1 & 2 will be able to use their units as per conditions of lease.

The Association Rules and Regulations remain the same as far as occupancy during the winter season where members can use their units during weekends, holidays and the 21 days winter holidays. If you plan on using your 21 days please give the office 24-hour notice for record keeping and your water to be turned on. Remember, if you overstay your 21 days, you will be charged a \$100.00/day for being in non-compliance as per Rule #6.

### **MLA Sports & Rec Committee**

The MLA Sports & Rec (Events & Activities) Committee would like to say Thank YOU to all of our incredible Helpers & Volunteers this season!!

It is because of you this park is so much FUN! Your many gifts, talents & contributions are what helps to make us the Best Trailer Park in Ontario.

To all Park Members, we appreciate you coming out and supporting the Parks many Events.

Thank You to everyone who participated in our 'Share the Wealth' Summer and Winter Draws to WIN Monthly cash.

Your ticket purchase goes a long way in helping us to achieve our goals of bringing more FUN things to the park.

It's been a great park season and I hope everyone has enjoyed their summer.

Don't forget that we still have events in the fall like Oktoberfest Sausage on a bun & Pub Night Dance.

There is also a New Year's Eve Dance at the Rec Hall to ring in 2020 that you won't want to miss!

Looking forward to the planning for next season.

Brenda Wilkins

Chief FUN Officer

Maple Leaf Acres, Sports & Rec Committee

### **Maple Leaf Acres Members' Association – Update Your File**

We have a number of new members in the park and we are looking to up-date all the files. Please see attached a MLA Member Information sheet which we would ask you to fill out and return to the office in order for us to update our files.

### **Coyote Carts**

Again, this year Coyote Carts provided a courtesy cart for the office to use. We would like to thank them for their consideration, it is greatly appreciated. Coyote Carts assists our members with sales, parts and service as well as winter storage. Winter storage for this season is \$282.50 which includes HST, pick up, delivery, storage and minor spring inspection. Coyote carts is located 262 Main St. N in Acton and the phone contact is 519-853-4551

## **WORK IN PROGRESS**

### **Phase One Part 2 – Infrastructure Upgrade**

We are pleased to announce that Part 2 of the Phase 1 infrastructure replacement and repairs is scheduled to start during the first week of November 2019.

Construction carried out this winter is in accordance with the resolution approved by the members at the Special Meeting of Members on August 18, 2018.

Mobilizing of equipment may start during the last few days of October. Please ensure that the parking lots at Havsumfun & Fir as well as 1<sup>st</sup> and 2<sup>nd</sup> Avenue are kept clear of all vehicles as these areas will be used by the contractor for storage of equipment and materials.

Some trees have been marked with a white “x” and will be removed within the next few weeks to clear the path to trenching for the sewers and water. In general, we ask the members to remove any belongings that may be stored at the front or either side of the unit.

On November 1<sup>st</sup> the water and sewers on all of Oak Crescent will be shut down until all underground services are completed. Member's access to this street is not available from start to completion of construction.

The water and sewers on Maple, Willow and Fir West will remain open on weekends & holidays.

Members on these streets can also use their 21 days winter holidays upon booking with the office.

Phase 2 members on Shady Lane may have limited access by car however services will be available to their units.

We will be sending out additional information as it becomes available and or will be contacting members directly.

### **New Boat Storage Area**

In order to meet requests from members for storage space the Board of Directors has recently approved boat only storage location to the left of Apple Alley next to the garden plots.

The Board of Directors has in consultation with the Association's environmental engineer and water system operator reviewed all of the environment concerns. Signs will be posted prohibiting storage, fueling and transfer of fuels in the area. Boat owners will be instructed not to use the side streets to get to and from. This area will be maintained by the maintenance department.

At the existing storage space, the Association will create more storage space and will continue to clean up the existing storage area with emphasis on clearing the area of wrecked, abandoned, discarded or junked vehicles, trailers, watercraft equipment or material of any kind as per Rule 23 d). The existing area will also be maintained by the maintenance department.

## **REMINDERS**

### **Emergency Preparedness at Maple Leaf Acres**

Your Board of Directors has spent a great deal of time working on options for the Members during an emergency situation. Several scenarios were tabled, prioritized and the following was established:

- a) **HAZARD & PROBABILITY: Power outage** – the issue with a power outage is that there is no lead time or warning, has varying durations, and occurs multiple times per year in Bellwood. Most communications are shut down.

**RESPONSE TO SCENARIO:** The Main Rec Hall is appointed as the location where information will be shared, toilets will be accessible, and heat is available (wood burning fireplace if outage occurs during the winter).

**ACTION:** The Maintenance Department will assess the situation. Emergency power will be started at the Main Rec Hall for the flushing of toilets and for lighting. Hand sanitizer will be available.

**ACTION BY MEMBERS:** 72 Hour Emergency Kit

- b) **HAZARD & PROBABILITY: No water** – the issue with no water is no lead time or warning, has varying durations and occurs multiple times per year in Maple Leaf Acres.

**RESPONSE TO SCENARIO:** The Main Rec Hall is appointed as the location where information will be shared, toilets will be accessible and water for toilet flushing will be available

**ACTION:** The Maintenance Department will assess the situation. Washrooms will be accessible at the Main Rec Hall. Water for toilet flushing and Hand Sanitizers will be available.

**ACTION BY MEMBERS:** 72 Hour Emergency Kit and always have bottled water on hand.

### **Sports Plex**

During the winter months and in the event of hydro and water outage the Sports Plex in Fergus is equipped to handle such emergencies.

### **MLA Dump Area**

Even though MLA has a dump area for household and recyclable items, members still choose to dump their summer furniture, electronics, toys etc. in this area. Please do not use the MLA bins or any surrounding area for your no longer wanted items. Please take them to a Centre Wellington Waste Facility. The closest one from the park is located at 8585 Wellington Road 19 and if you have questions you can call them at 519-837-2601.

Also, it is to be noted that if you have an appliances, electronics or materials other than household garbage that you wish to get rid of, do not drop it off in the storage area. There is a park member who will for a small fee plus dumping charges take your unwanted items to Belwood. Please contact the office for details.

### **Canvas Portable Garages and Porch Enclosures**

We remind everyone that Canvas Portable Garages and porch enclosures are allowed between October 31 and May 1. Please remember they must come down no later than May 30<sup>th</sup>.

### **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 or those that are not able to use the water during the winter months we recommend that the water line be disconnected and drained all together.

### **Hydro Breaker Reset**

Members that have lost power to their units and require assistance in resetting the hydro breaker are asked to first contact any one of the directors for access to the hydro sheds.

### **2020 Maintenance Fees - effective January 1, 2020**

**Due the 1<sup>st</sup> of each and every month**

**NSF Charges of \$50.00 will apply**

6 Months	-	\$224.22
9 Months	-	\$280.27
12 Months	-	\$336.33

### **Winter Office hours** effective October 1, 2019

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

Saturday 9:00 a.m. to 1:00 p.m.

Sunday Closed

Closed all Statutory Holidays

The Rec. Centre closes at 10:00 p.m. sharp  
providing 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. - 9:30 p.m.	Adults Only

### Shuffleboard

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

### Pickle Ball

Tuesday & Thursday  
7:00 p.m.  
Chairperson – Judy Middleton – 519-787-5283

### REMEMBER THESE DATES

<b>Information Meeting</b>	<b>May 30, 2020</b>
<b>Harmony Day</b>	<b>July 4, 2020</b>
<b>Annual General Meeting</b>	<b>July 18, 2020</b>

### *The Board of Directors/Officers*

*Steve Mifsud - President*  
*Chris Macedo - Vice President*  
*Al Dias - Secretary/Treasurer*  
*Fred Griffin*  
*Cathy Campbell*  
*Joanne Sassanelli*  
*Lorraine Pearson*  
*Fred Searl*

### **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](http://www.mapleleafacres.ca)**

# EMERGENCY PHONE NUMBERS

**Fire, Police, Ambulance – “911”**

**Our Address: 6478 5<sup>th</sup> Line**

**Fergus, Ontario**

**N1M 2W5**

**519-787-0040 Office**

**519-787-0041 Pool Phone**

**Location: Emergency #6478 – 5<sup>th</sup> Line North  
West Garafraxa  
Off County Road #18**

**Police – Non-Emergency 1-888-310-1122**  
**Police – Fergus 519-846-5930**

**Fire Dept. – Non Emergency 519-846-9691**

**Poison Control 1-800-268-9017**

**Groves Memorial Community 519-843-2010**  
**Hospital (Emergency Dept.)**

**Hydro One – Outages 1-888-664-9376**

**Fergus Elora Taxi 519-787-7433**

**Park Emergencies: Dave Oliver – 519-831-7080**  
**Carole Rampling – 226-820-2387**