



MAPLE LEAF ACRES MEMBERS' ASSOCIATION INFORMATION LETTER

Fall 2021

Dear Friends and Members of MLA:

Summer is on its way out the door, taking all the long sunny days and warm temperatures with it. As we are enjoying the last few moments of sunshine, it's time to say goodbye to the season we love. As we think back over the past couple of months, we think of the good times. Some of us likely made plenty of memories with friends and loved ones that we will cherish forever.

As most members are beginning to leave, it's hard not to sense the presence of hope as we begin to glimpse what might be the beginning of the end of the pandemic. We can help that transition to the Fall season with the thought of seeing everyone return in a few months, hopefully to normalcy and to all the things we miss.

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 August 28th, 2021. We thank the membership for their cooperation and participation, making it one of the most attended AGM's ever, in light of the gathering restrictions in place. Hopefully next year's AGM will return to norm conditions.

We thank all of those that stood for election to the Board of Directors, giving the membership alternative options.

Also, a big thank you goes out to those that have volunteered to be scrutineers, they certainly played a big role given the high attendance and the volume of proxies being registered.

The 2022 proposed budget was approved by the membership. Breakdown of monthly fees for the different lease groups is listed in page 5.

Also approved was a resolution to amend the Association's Rules and Regulations regarding entitlement to winter holidays and clarification on height of sheds.

6- & 9-Month Leases - Winter Usage

The following details of the **Entitlement to Winter Holidays** as approved by the membership.

Firstly, the amendments to the Rules and Regulations clarify the Association's existing policy that it is not permissible for Members using multiple Members' Winter Holidays entitlement in order to extend the residency beyond what is contemplated by the Lease.

It is important to note that the Lease specifies that the sites used for the 6- or 9-month Leases requires Members to have a principal residence elsewhere and all Winter Holidays are to be pre-arranged with the Office Co-Ordinator.

The amendments to the Rules and Regulations include the following:

1. Amended the definition of "Guest" to indicate that a Member cannot be a Guest.
2. Added the definition of "Invitee" from the Schedule to the Lease, and added the statement that a Member cannot be an Invitee.
3. Added the definition of "Lessee" as it is referred to in the definition of "Invitee".
4. Confirmed in Section 1 that Invitees must observe all Rules.
5. Highlighted in Section 5 that the park is open to Members.
6. Indicated in paragraphs 5(a) and (b) that the **Winter Holidays are not transferable.**

Please review the attached copy of the revised Association's Rules and Regulations as approved by the membership at the August 28, 2021 AGM. 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.

Shed Height

As approved by the membership, the Association's Rule #12 was amended to clarify the maximum height of a shed is not to exceed 10' measured from grade to ridge board peak.

Workplace Violence and Harassment Policy

The Ontario *Occupational Health and Safety Act* (OHSA) requires that employers maintain policies which deal with the protection of “workers” from workplace violence and workplace harassment, as defined in the OHSA. Such policy is mandated on the Association and is required to be in writing pursuant to s.32.01(2) of the OHSA.

Leading up to the AGM, a member had presented concerns with the current policy which included directors and volunteers in addition to employees, lacked transparency in the investigating process as well as it included a Special Levy under corrective measures.

Upon receiving legal advice, the attached revised Workplace Violence and Harassment Policy was drafted taking into account the above concerns as expressed by the member as well as additional advice to have the Association become compliant with its obligations as an employer under the Ontario Occupational Health and Safety Act.

For your records, included in this mailing is a copy of a revised Maple Leaf Acres Members’ Association’s Workplace Violence and Harassment Policy which becomes effective on October 15, 2021.

Security and Rules & Regulations Enforcement

Due to increase breach of the current Rules and Regulations, particularly issues at the boat ramp/lake access and golf cart speed as well as underage driving, the Association will be stepping up its enforcement policy.

In that regard, the Association has put in place a Security/Enforcement Committee, which includes directors and volunteer members of the park, who have extensive experience in law enforcement, first responders and corporate management. This Committee, the Board of Directors and legal counsel have reviewed signage and the possible courses of action that can be taken to reduce some of the safety concerns in the park, such as speeding, careless use of golf carts and safety around the dock area. Enforcement remedies available to the Association are those under the lease and may also include the *Trespassing to Property Act, R.S.O. 1990, C.T.21*.

Signs will be posted when available. Please do your part and assist in complying to the Rules & Regulations.

GRCA – Lake/Dock/Swimming Improvements

The Association has been working with the GRCA to see what options the GRCA is open to for next year. The Association has received recent correspondence from the GRCA in which they maintain their previous position that creating a sand beach is not permitted, however they appear to be receptive to removal of some brush and adding to the dock to accommodate swimmers. Additional details will be provided by the Association for the GRCA to review. An update will follow once we receive additional information.

Cogeco

We have also followed up with the Cogeco and we have been told that fiber would start to be run in the park by now and that service should be available in the in park some time in November.

Store

We would like to thank Gord Richard and Melanie Wright for operating the store this summer. They have advised us that they will be reopening the store on the May 24, 2022 weekend. Please support the Lunch Box.

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. If there have been any changes since your last file update, please see attached MLA Member Information sheet which we would ask you to fill out and return to the office. Also please indicate if you would like to receive your information letter or other correspondence by email and if so, please provide an email address.

Anonymous Donation

The Association will take this opportunity to thank a park member who wishes to remain Anonymous for donating a brand new barbecue to the Adult Hall, it is very much appreciated.

MLA Sports & Rec Committee

Park Events & Activities

The FUN isn't over at Maple Leaf Acres even though summer may be. There are still lots of weekly activities going on in the park such as Darts, Shuffleboard, Card Bingo, Bid Euchre, Horseshoes, regular Euchre and more. The park is also surrounded by a beautiful trail system. Perfect for a long walk or bike ride into Belwood or to the Shand Dam. If you would like to keep track of the weekly activities & events at the park during the Fall season, check out the Maple Leaf FUN Page on Facebook <https://www.facebook.com/mapleleafacresfunpage>.

You can also find park event information posted inside the Rec Hall as well as on the large park signs driving in.

REMINDERS

Pets

Members are being reminded that pets are to be kept on leashes when not otherwise confined physically to the Member's Site and under supervision of the Member.

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 30th.

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.

2022 Maintenance Fees - effective January 1, 2022
Due the 1st of each and every month
NSF Charges of \$50.00 will apply

6 Months	-	\$226.42
9 Months	-	\$283.02
12 Months	-	\$339.63

Winter Office hours effective October 1, 2021

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 – Linda Osmond – 519-803-8133

Pickle Ball

Tuesday & Thursday

7:00 p.m.

Chairperson – Judy Middleton – 519-787-5283

REMEMBER THESE DATES

Information Meeting	May 28, 2022
Harmony Day	July 9, 2022
Annual General Meeting	July 23, 2022

The Board of Directors/Officers

Steve Mifsud - President
Arnold Vervoort - Vice President
Al Dias - Secretary/Treasurer
Chris Macedo
Fred Griffin
JC Lapointe
Heather Fitzner
Susan O'Toole

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 Numbers

Dave Oliver – 519-831-7080
Carole Rampling – 226-820-2387