



PARKBRIDGE COFFEE CHAT
Thursday April 5th, 2018.
Mirka Rollason- Community Manager
Sandycove Acres

AGENDA

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- Who is the NEW GIRL?
- What can you expect from me?
- What are my expectations of you and each other
- Meet the Team
- Communication Tools
- Capital Improvement Projects 2018
- What's happening in The Cove?
- Be Kind to your Community Reminders
- Operation Clean-up!
- Questions

Who is the New Girl?

- MirKa not MirTa
- 25 years of experience in hotel, hospitality, senior retirement living industry
- Professor at Georgian/Seneca Colleges Hospitality/Tourism
- Barrie is home for over 30 years
- I am passionate about people and community operations
- I love to cook, eat, travel and spend time with family
- I love the Blue Jays!!

- I am proud to be representing Sandycove Acres as your New Community Manager!

What can you expect from me?

- Authenticity
- I am approachable
- I listen
- I communicate
- I offer solutions
- I take action & follow up
- Compassion & Integrity
- High standards
- Consistency
- Respect
- And a witty sense of humor!

What are my expectations of you and each other?

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- I am approachable
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- Consistency
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- And a witty sense of humor!

I expect the same of you

Meet the Team

New and not so new faces

Communication Tools

Internal Cove Email Address:
Sandycove@Parkbridge.com

- Use this email to communicate with the community office.
- Send questions, concerns, information updates, maintenance requests, corrections to newsletter to be posted on TV channel etc.
- Please ensure you provide us with your full name and address

Communication Tools

New and improved Channel 20

Stay tuned for a new look and improvements to this channel with more information for what's happening in the community, changes to events, The Hub, The Wheel, The Spoke dedicated pages and more!

This channel is updated as needed daily, weekly, monthly.

Newsletter

Read your newsletter for monthly updates on what's happening in the cove and office notices and important information.

Capital Improvement Projects 2018

- **Paving of roads** – The 4 worst roads in the cove have been identified to be repaired this summer. (Recreation Dr + Flora Dr/Ct + Hearts Content + Riverview Circle)
- Subject to change- this is the unofficial official list
- Communication will follow with further details

- **Signage**- community entrance/maps
- **Administration Office entrance/doors** will be accessible with ramp

- **Hub –second floor deck & stairs**
- **Spoke electrical upgrades**
- **Wheel video projector**
- **Pumphouse expansion**

What's Happening in the Cove?

- New Paper towel & Toilet paper dispensers
- Smoking butt stations
- Non-smoking zones
- Bulk item pickup- 3 items- tags at office-
- Leaf/yard waste collection
- Ash bore Tree removal

- Water Meter Billing –March meter invoice only
- Shredding event May 5th
- Community Summer BBQ- Date TBA

Be Kind to your Community Reminders

Pet poop litter is an ongoing issue in the community. Please pick up after your own pet and dispose of in your weekly garbage collection. Do not dispose of pet poop bags or cat litter in common areas, toilets or anywhere else.



Be Kind to your Community Reminders

Yard Waste-

Please use the following to have your yard waste collected:

- Compostable bags
- Cardboard boxes
- Open-ended rigid containers
- Kraft paper yard waste bags

OPERATION CLEAN UP

Operation Clean Up

Community Standards Program

As the owner and manager of the community as a whole, Parkbridge has the responsibility to maintain high standards of upkeep in the community and also to ensure that the homes and yards themselves are kept to a high standard. It only takes a small number of poorly maintained homes to bring down the perceived value of the rest of the community.

To protect your investment (and ours!), and to ensure the quiet enjoyment of all residents of the community, we are instituting a more formal Community Standards Program. This program is intended to address those homes and yards which need maintenance attention in order to benefit the whole community.

If you have not kept us “in the loop” about selling your home, there is a danger that your home sale could fall through, with hard feelings all around, and with possible legal and financial consequences for you as well.

When you contact your Community Manager/Sales Team to sell your home, arrangements will be made to do an inspection of your yard and of the home’s exterior. Within 7 working days, you will be informed of any deficiencies that may need to be addressed before your home may be listed. Addressing these concerns will also undoubtedly improve the salability of your home.

Operation Clean Up



This **is not**
acceptable at
Sandy Cove Acres



Operation Clean Up

This is
acceptable at
Sandycove
Acres



Operation Clean Up

- Operation Clean up STARTS NOW!!
- You will see me out in the community starting immediately and inspecting your exterior yards (this has already started)
- If you do not comply with the standards of the community, you will receive a Property Standards Memo and letter outlining what you need to do and by when
- Re-inspection will follow to ensure all has been corrected
- Further procedures will follow should compliance not be in order
- Complaints regarding valid concerns will be investigated and addressed with the homeowner. You will receive confirmation of your complaint by phone/email/letter.
- Any additions or construction to the exterior of your home requires approval first.
- Please pick up an Application to Alter form at the office.

Operation Clean Up

SHEDS



Operation Clean Up

COMPOUND CLEANUP & STORAGE LOCKERS

There will be communication coming your way regarding your compound spot(s) and/or locker.

Compound- highly recommend you clean up and remove any debris in your spot. Report any peculiar activity to the office.

Storage lockers- inventory of lockers will be done and units will be consolidated.

SPREAD THE WORD PLEASE

QUESTIONS?

What questions do you have for me?

**Any questions I do not have a clear answer for
will be updated at the next chat.**

**You can also email me at
mrollason@Parkbridge.com**

THANK YOU

**I look forward to our next Parkbridge Chat
Thursday May 3rd**

**9:30am
The Wheel**

Watch your Newsletter for any updates