



April 7th, 2022
The Wheel – South Side

Dear homeowners,

Thank you to everyone who came out to the Coffee Chats with the Property Manager. We appreciated the opportunity to hear your thoughts about community matters and answer your questions.

Here are some notes from our Coffee Chats in case you were unable to attend.

Meeting Notes

I. NPS Survey:

981 survey requests were sent, and we received 500+ responses. With the feedback that we were given; the top issues that were mentioned are:

- 1) Communication: problem in the past, and to help with this we want to have a partnership within the community. Keeping the communication open, and email correspondence flowing.
- 2) Rent increases: This is something that we do not necessarily have control over, but discussion is in the works on how we can make AGI'S (above line increases) more manageable.
- 3) Road conditions: There are a variety of potholes in and around the community. As we are aware, this community is aging, and we plan on paving and or repairing every other year. We will be paving 20 driveways per year. Picking from the most needed first. In 2023 we will be repairing and paving roads details to follow late 2022.
- 4) Trees: Trees are aging and many need to be trimmed and or removed – Safety first! We have our arborist making a list of the ones that need attention and from there we will prioritize.
- 5) Snow Removal: This past winter has been the worst winter in 10 years and with that came a lot of snow, which in turn helped us see where we had any issues. We can now address these issues and move forward.

Sandycove Acres

908 Lockhart Rd., Innisfil, ON, L9S 3G7
705.436.1571 | sandycoveacres@parkbridge.com

6) Clubhouse Openings: Clubhouses are now open, and the events being held are organized by the community. Vaccinated vs unvaccinated is a choice for the event organizer, this also applies to masks.

7) Community Standards: At SandyCove Acres we want to make sure that we are maintaining standards; to show the value of the community. Please remember to keep your Homesite in a tidy and respectable manner.

II. Construction – In and around SandyCove Acres:

* Personal Sheds – Residents are encouraged to fill out an application to alter, to have a shed on their Home Site.

SandyCove team will be going around to audit the existing brown sheds, this will take place starting April 18th, 2022. There are only 70 out of 900 that are currently being rented outside of leases. We will be removing the ones that are not in good condition.

* Friday April 8th, 2022, Stephen will be attending a meeting with the town of Innisfil regarding the CULVERT. More information to follow.

* Development – As you may be aware, there will be a family community being constructed off 25th. This will include town homes, freehold and site builds. There are an estimated 36 homes which will be completed by the end of the summer. This will increase home values, traffic, and business/ entertainment in and around the Innisfil area.

* Turtle Trail – Construction is still ongoing so please keep away, our residents will have access to the trail once completed. Estimated time of completion is August 31st, 2022. There will be no public access or parking in SandyCove Acres.

* Main Street Sewer – We will be replacing sewer lines behind Juniper, on one a section, so please be vigilant and careful in and around that area

* Linden Lane Sewer – Between 109-125 we will be repairing and digging about 6ft trenches and will be placing new piping.

* Accessibility Ramps – We do plan on making all our buildings accessible including basements, the gym, and entrances. We are working on being compliant by 2025.

III. Spring Clean Up:

*Grounds guys will start April 18th, 2022, weather permitting. They will be around the community to cleaning up 6 feet off lawns. They will be moving the sand onto the road, and then will be coming back to clean the road. If some of the lawns need topsoil or seeded, they will also be addressed. Please note that this applies to sand only.

*LINKON, will be back April 19th, 2022. Stephen has had a conversation with rogers/construction manager and directors, the discussion was on how they operate within the community. Additionally, to address issues and how to proceed in the future. The estimated time of completion for repairs in the South is late May 2022 and have live for service for the entire community by October 2022.

IV. Community Standards:

*There are inconsistencies within the community, and we will send out information on the things that we are looking to have improved. The items listed could be things such as power washing, and or cleaning debris off the lawn, you may find these items and more on door knockers.

If you require assistance, for any items mention send us an email and we can send info for helpers within the community that can help you do the items

*Bulky pickup – This will start April 21st, 2022, and then 3 weeks following. Please call or email to be places on the list for our guys to come around. Only 3 household items are permitted per pickup date.

V. Leaves:

*The town of Innisfil will be coming around April 13th, 2022, please have the bags out the Monday of starting of that week.

*Pets: clean up after your pets. With the spring weather, we are seeing our pet waste on multiple lawns. If you require help for cleaning up your backyard, we can help for a fee.

VI. Speeding in the community:

*Please maintain the 20KM limit within the community. South end will be receiving new signs and more speed bumps in 2022.

VII. Community Involvement:

*Easter eggs – Please use your imagination and decorate using any material. We would love to see what you can come up with. Once all Creative Pieces are received, we will choose our top 3 and award prizes. Deadline to enter is Easter Monday 18th, 2022.

(Send pictures to Sandycove@parkbridge.com)

* Mother's Day – Please send us photos of the wonderful moms in your life, we would like to add them to our roll around. (Send pictures to Sandycove@parkbridge.com)

*Summer Event: July 13th TBD – This even will be catered by the COVE and Sweet Dream desert, more details to follow.

VIII. Finances – N1:

*When creating the document through our automated the system, we noticed that it contained errors. We are aware of the issues and are working closely with the Parkbridge team to iron out the kinks for the future.

*MPAC - Please be aware that inspections are happening, and properties are being checked. Building permits for the years 2018-2019 are now coming to fruition.

IX. Newsletters:

* Parkbridge has a newsletter that comes out monthly. Anything that does not make it to the newsletter, will be sent out via email and/or added to the roll around.

* Homeowners Association – thank you to all the volunteers that help make the Clubhouse newsletter and events. The HOA Newsletters will follow and will be placed in the blue boxes by the Canada Post mailboxes around the community, along with the clubhouse newsletter.

Special Guest Speakers:

Jennifer Howard - Procyon Wildlife

*Thanks for all the donations, they really helped. Now we are raising money to buy an Xray machine.

*Trapping and relocating, please do not relocate the babies more than 1km as they will not survive that far from their food and water source. You may even be adding them other territories with predators.

* To prevent unwanted friends, clean under the bird feeders and close off decks and openings. If you need a hand, give Procyon a call.

Colin Fenik (General Manager) - The Grounds Guys

*During the summer of 2022 SandyCove Acres will be doing driveway audits for snow removal.

*A lot of feedback on the work that was done this winter. Will be improving and adjusting for next year.

*Sidewalks – was an oversite, public sidewalks will be done by the SandyCove Acres team moving forward.

Questions:

Question	Answered By:	Answered / Status
Can we have more Street Lights on the south side of park?	Stephen	There will be more places outside of The Wheel. On the next meeting with the town of Innisfil, we will address this.
Can we do something to help with the speeding on property?	Stephen	We would need to control as a community, Parkbridge is looking into getting more speed bumps and speed signs – Another option is digital displays as this was used in the past.
When is street sweeping?	Stephen	No set date yet, but we will be doing wet sweep instead of dry sweeping.
How many, and are we in compliance when it comes to fire hydrants?	Stephen	There are hydrants around the property, and we are in compliance with the town, and have received approval to add 2 more in this summer and 4 the summer after on the longer streets.
Can we paint lines on the roads / curves?	Stephen	No line painting down middle of streets, reason being it may cause more problems due to narrow streets.
What do we do with the leaves?	Stephen	Please rake and bag the leaves for township pick up, and you will be notified with SandyCove will be coming around to collect.
Possible Farmer Market?	Stephen	Unfortunately, we will not be offering Farmers Market at this time.

Sincerely,

Employee name
 Title
 Email address
 Phone number