



50 Years of Home Owners' Association

~ Highlights ~



1973 to 2023

Satellite Dishes 1986

- 1986 received approval from Sandycove Acres
- 1992 CRTC came into being, had to negotiate closed circuit tv (cable)
- HOA presented 4 different systems to be chosen from

Consumers Gas 1996

- 1996 HOA was instrumental in getting Consumers Gas service into Sandycove
- HOA arranged for gas contractors to present gas furnaces for residents to purchase

Health Clinic 2001

- 2001 HOA arranged buses to Queen's Park to lobby for a Health Clinic
- Met with Health Minister Tony Clement
- Barrie Community Health Clinic was established, opened 2002
- HOA held Health & Wellness Fairs to promote new Health Clinic

Crosswalk 2002

- Crosswalk connects North and South Parks
- Costs were shared by the HOA and Sandycove Acres Ltd.
- Now used by pedestrians and golf carts

Lights at Lockhart and Highway 11

2003

- Residents signed petition given to the Mayor of Innisfil
- Lights where installed 2003
- Left hand turn lane installed

Phase 7 Development – Trellis Lane

2008

- HOA objected to Council on behalf of Residents
- HOA and Sandycove Acres Ltd negotiated for concessions
- Air conditioning for Wheel and Spoke
- Addition to The Wheel

911 Numbering

- All roads/homes had to be named/numbered
- Plaques and lot numbers would not work for 911
- HOA arranged for a plate exchange
- Extremely successful and cost effective



Blue Boxes for Community Newsletters

- HOA investigated site locations and numbers of blue boxes
- Negotiated with Parkbridge Lifestyles Ltd for their purchase

Snow & Grounds Crew Performance

- HOA monitors snow and grounds crews
- Reports areas not being maintained
- Works with Parkbridge any areas of concern

Emergency Preparedness Team

- HOA sponsors the Emergency Preparedness Team
- HOA Directors and the EPT members assist in investigating damage to the community
- Members co-ordinate with Parkbridge and outside emergency agencies
- Maintains a list of reported issues year over year.

Member Events – Seminars - 2009

- Member Seminars from September to May
- Seminars focused on current concerns and interests of Seniors living in Sandycove Acres.
- Impart knowledge and information for the purposes of educating and informing residents

Defibrillators in Sandycove 2013

- HOA Emergency Preparedness Team obtained 5 defibrillators for Sandycove
- Worked with Simcoe County to maintain the defibrillators

EPT Emergency Preparedness Team

- Co-ordinated a yearly Citizen's Police Academy 2012
- Hosted an Emergency Preparedness Day since 2012
- Established the "Confidential Medical/Mobility Questionnaire program
- EPT has trained "sister" Parkbridge communities to setup their own EPT
- EPT provides information on 72-hour kits and "Files of Life"



HOA Community Events

- Community Events – Health and Wellness Fair, Open House, Home Fair and Annual General Meetings

Brochure - 2006

- HOA developed brochures to provide information on “Selling Your Home”
- The New 2006 RTA – Residential Tenancies Act
- General Information Brochure about HOA

Chair Lifts

- Negotiated the installation of two chair lifts at The Wheel
- Chair Lift for exercise room
- Chair Lift for billiards and shuffleboard room

Cooling/Heating Centres

- Initiated the Spoke and The Wheel halls as cooling centres
- EPT opens the doors during extremely hot/cold days

Complaints Procedure

- Outlined in the Newsletter, <https://scahomeowners.com> website, bulletins
- HOA will work with member residents and Parkbridge to resolve issues

Emergency Simulation Exercises

- HOA Emergency Preparedness Team was invite by the County of Simcoe to participate in the Emergency Simulation Exercises
- Proving that Sandycove Acres and HOA's EPT

Member Forums – February 2018

- Instituted Members' Forum Meetings quarterly
- Provide an opportunity for members to meet with the Board
- To get updates on Association activities
- Raise questions and discuss matters of resident's concerns

AGI – Above Guideline Increases - 2017

- HOA represented the member residents at the Landlord Tenant Board
- Negotiated a reduction from 1.11% to 0.65%
- Some residents were notified a lower percentage of 0.25
- Reduction reduced to 41.45%

AGI – Above Guideline Increases - 2018

- HOA represented the member residents at the Landlord Tenant Board
- Negotiated a reduction from 0.80% to 0.50%
- Reduction reduced to 37.5%
- Calculations showed that this removed ALL of the questionable items

Parkbridge Water and Sewage Invoices

2018

- HOA represented 60+ residents when they received back dated invoices
- HOA was instrumental in getting these invoices with drawn
- HOA stated intention of making an application to the Landlord Tenant Board
- Result was Parkbridge ended the billing to those residents and refunded all money
- Residents with leases with Clause #10 allowed HOA to challenge the billings

Lease Assignments - 2018

- HOA was instrumental in advising residents that they have the ability to assign their existing lease to a new purchaser
- Requires a firm offer to purchase
- These provisions are outlined in the Resident's Newsletter September 2018
- Residential Tenancies Act (RTA) available on HOA website

Parkbridge Rule Changes - 2018

- HOA liaises with Parkbridge rules for home owners regarding water, sewage, lease renewals, property taxes, post lights, trees and snow



Landlord Consultations with HOA

- Established the principle that consultation with HOA is beneficial
- Maintenance issues and winter contractor officials
- Scheduled quarterly meetings with management

Home Fair + EPT Day – 1st Ever

- Joint event Home Fair + EPT + outside vendors and 1st Responders
- EPT used the North Halls of the Wheel
- Home Fair used the main ballroom of the Wheel
- Event worked so well now an annual event

Christmas Lights Contest - 2009

- Held for all residents of Sandycove Acres
- – membership not required
- 1st, 2nd and Honourable Mention for the North Park
- 1st, 2nd and Honourable Mention for the South Park
- Parkbridge provides the 1st and 2nd prizes for North and South Parks
- Pictures of the winning/mentioned are posted to the Association's website



Rotary Club Candy Cane Express



Rotary Club – Candy Cane Express



- All monies and food support Innisfil Food Bank
- 2022 collected \$6286.00 in donations
- Collected 4,385 pounds of food



Bereavement Group - 2018

- Encouraged and supported the formation of an on-site group
- Supported a permanent Cancer Support Group

Canadian Fraud Presentation

2018

- Open to all residents given by Brock Godfrey
- Brock has 22 years experience as a volunteer with Canadian Anti-Fraud Centre
- Joint operation between RCMP/OPP/Competition Bureau of Canada
- See HOA website for a link to their site

Parkbridge Cancelled Phone Directory

2018

- Home Owner's initiated an electronic Sandycove Telephone Directory
- HOA maintains and adds new residents to the directory
- Parkbridge does not supply any information about residents

Parkbridge Replaces Gym Equipment

2019

- HOA negotiated with Mark Gow, CEO PB and Lachlan MacLean VP Property Operations in July 2019 by replacing 3 broken treadmills in the gym
- These treadmills would not be approved by Sandycove Office.

Ontario Legislature Presentations

2020

- HOA liaises with other Parkbridge communities
- Concerning hydro rate increases and rent control
- Preparing presentations to be presented to the Ontario Legislature

COVID-19 2020-2021

- Rotary Club cancelled the Candy Cane Empress due to COVID-19
- All Sandycove events are cancelled
- All Halls closed, Government ruled residents to stay at home order
- All non-essential businesses are lockdowned

Ontario Rent Freeze - 2021

- Parkbridge had already programmed into their computers prior to the announcement of the rent and tax freeze
- Parkbridge would have the money for many months before reconcile in November.
- HOA and many residents thought this unfair, Parkbridge new before January 1st
- After negotiated with local management, then senior management at Head Office resulted in money being refunded on March 1, 2021.

Covid-19 Onsite Vaccinations - 2021

- HOA instrumental in getting onsite vaccination clinics
- Daily review of Ontario Government Portal, Simcoe-Muskoka Health Unit websites for latest changes
- Information communicated by HOA website, eBulletin and Facebook pages

Above Guideline Increase #3

2021

- Was delayed by Covid-19
- HOA received documentation for review
- Challenged it, through para-legal
- Para-legal submitted a written submission of our appeal to the Landlord Tenant Board for a ruling
- Resulted in a drop of the AGI to 0.3%

Negotiations with South Simcoe

2021

- Large new garbage/recycling bins being deployed in Sandycove
- Letters of complaint sent to South Simcoe, Town of Innisfil, MPP Andrea Khanjin and Doug Ford
- Prompted onsite meeting to see the hardships these large bins will produce
- Smaller size bins are now available for those residents that want them

Ontario Land Lease Homeowners' Action Group - OLLHAG

- Joined with a larger group of Parkbridge communities
- Meeting on Zoom since the inception of the new group
- Parkbridge land lease communities comparing the treatment of residents
- All communities will send petitions supported by the communities MPP to be presented in mass to the Ontario Legislature
- Sandycove Acres HOA mailed out 1800+ petitions to be signed by our residents
- 70% responded with a signed petition
- Ontario Legislative Assembly of Ontario on November 4, 2021, along with other MPP's representing the other members of the Ontario Land Lease Homeowners' Action Group attended a meeting

Turtle Sanctuary Walkways

2021

- Located behind residences on Cornerbrook Trail
- Joint venture between Parkbridge Head Office, Town of Innisfil and SS Conservation Authority
- Its plans include a trail running extremely close to some of those residences cutting off their privacy from and running too close to the homes, the fear of security, devaluation of their homes