



YOU HAVE ASKED ABOUT THE FISH POND

Some of you have approached the office regarding the fish pond beside the Clubhouse.

Some time ago, Henke approached Kevin regarding the pond pump that stopped working. During the replacement of this pond pump, Kevin found many electrical wires running through the pond, as well as many 'hand-made' pumps. He also noticed the rocks in disrepair behind the pump, presenting a health and safety risk.

We had hoped to be able to cost out the immediate fix to the pond and then discuss a possible repair with the Resident's Association. We must bring in an electrician and Parkbridge experts to discuss the current state and determine next steps. However, with COVID-19, we are now restricted to essential work.

In the meantime, Kevin reached out to DeGroots to ensure the fish are looked after. He also drained some of the water so that we can clean it out and keep it at a safe level until such time we can complete a plan and work on the pond. Prior to any restoration or change, we will be discussing this with the Resident's Association.

The Fight Against COVID-19

The virus is top of mind for many homeowners and we want to assure you that Parkbridge is committed to the health and safety of its residents and employees.

We care about your safety!

Spring is just around the corner, and normally at this time, we would be asking contractors to help us do Spring Clean-up of the community.

However, the safety and well-being of our homeowners, contractors, employees and their families is our highest priority. Like all organizations in this rapidly evolving environment, we are planning, adapting, and implementing measures daily. Included in this effort is introduction of enhanced health & safety measures based on advice from authorities.

As a result, we have delayed spring clean-up services until it is deemed safe to start this work. We are sorry for the inconvenience, and we thank you for your support and co-operation during these challenging times.

Note that you can find answers to common questions we have been receiving in an FAQ on our website, www.parkbridge.com.

Parkbridge will continue to update its residents as necessary and for the duration of the pandemic. You can also continue to reference any/all updates from your local public health department.

We are also available to help you! Although our Community Centre and Office are closed, if you have any additional questions, please don't hesitate to reach out at your convenience via phone (519) 542-0123 or email ksmith@parkbridge.com.

Kevin Smith
Community Manager
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Bluewater Country has been experiencing an issue with rodents in the Conservation area beside Phase IV. We recently hired a local pest control company that inspected the property and determined that the increased rodent activity was likely due to flooding activity on the floodplain in Route 66. When the water table rises, rodents that would typically stay underground will come above ground and burrow in the grass. Please see the information below on keeping rodents at bay.

Are You Inviting Rodents into Your Home?

Rats and mice are some of the most troublesome and damaging rodents. They eat and contaminate food, damage structures and property, and transmit parasites and diseases to other animals and humans. These rodents live and thrive in a wide variety of climates and conditions and are often found in and around homes and other buildings, on farms, and in gardens and open fields. If your home can provide shelter and a food source, you are inviting rats and mice to move in!

How Do Rodents Get In?

Rats and mice can crawl through very small spaces (under doors, into crevices, etc.) and when they can't fit, they simply gnaw and chew their way through. The most common signs of rats and mice are the evidence they leave behind, such as burrows, fecal droppings, tracks, chewed out holes in walls, chewed wires, urine stains and nesting materials. Rodents are more likely to be seen or heard shortly after dark and in the early morning.

Rodent Prevention & Control Tips

Because rats and mice are active throughout the year, periodically check for signs of their presence. Once rats have invaded your garden or landscaping, unless your house is truly rodent proof, it is only a matter of time before you find evidence of them indoors. So how can you keep rats and mice from becoming a problem?

Proper sanitation is the best way to prevent rodents from becoming a problem. Some key steps are listed to the right.

- Keep garbage can lids closed tightly.
- Pick up fruit and vegetables in your yard.
- Keep doors to pantries or other food storage areas closed and rodent-proof.
- Do not leave food in containers or packages which rodents can chew through.
- Store pet food, snacks or grass seed in tightly sealed containers.
- Remove paper clutter.
- Remove trash regularly.
- Do not leave your pet food outside. If your pet doesn't eat it, the rats will.
- Keep yards and alleys clean. Take junk to the dump!
- Stack firewood 18 inches off the ground and away from all buildings.
- Roof rats get into your house from tree branches that hang over the roof. Keep trees cut back and cover any openings in the eaves.
- Look around the house for other conditions which might attract rodents.

GRASS CUTTING & SPRING CLEAN-UP



We have been given the clearance to hire our grass crew to begin the essential service of lawn cutting. We are reduced to only cutting lawns at this time. Any other work, such as beautifying gardens and weeding, is currently under “non-essential work” regulations.

Please have patience with us in these trying times. The maintenance crew has been busy getting all equipment prepared for the season in hopes of commencing the first week of May. If you wish to cut your own lawn, and you do not want us to do your unit, please reach out to Kevin, your Community Manager by email: ksmith@parkbridge.com or phoning the office 519-542-0123.

COMPOSTING

Since last fall, residents have been dumping bags in the Conservation area. We ask that you please refrain from doing this, as this is adding to the rodent problem in the floodplain. As soon as the area is safe to get the equipment down there, we are going to have a Spring Clean-Up.



ROUTE #66

This past winter, flooding occurred along the floodplain and washed out Route #66. This happens every 3-4 years. Repair work could not begin until the Spring. We are currently under orders to wait until Covid-19 has subsided; as soon as that happens, we will start work ASAP. We appreciate you refraining from using this walkway until we are able to make it safe!



USE OF THE COMMUNITY GARDENS



Many of you have reached out to the office requesting permission to use the Community Garden along Route #66. Please understand that all non-essential amenities are off-limits.

This is a direction given to us by the government and public health authorities. Please respect this and not enter the grounds. **Currently the Provincial Government are looking to re-open the gardens as announced April 26, 2020. We are waiting approval and direction from the Lambton County Health Unit.**



Recycling



Composting



Grass Pick-up

Some Clarification on Collection of Garbage, Recycling, Big Items & Cardboard

<u>RECYCLING - WEDNESDAY</u>	<u>COMPOST - WEDNESDAY</u>	<u>LARGE ITEMS & CARDBOARD</u>
<p>Plastic Bags are no longer accepted Paper products, glass, cans and plastics should be cleaned and placed together in a blue box.</p> <ul style="list-style-type: none"> • Newspapers, flyers and magazines • Cardboard, bundled (1m x 1m x 1/2m thick) with jute or twine • Plastics • Rinsed flower pots and trays • Empty, dry metal paint cans • Glass bottles and metal cans • Fast food coffee cups and lids • Tetra Pak boxes • Milk and juice cartons • Aluminum plates and trays 	<p>Plastic Bags are no longer accepted. ONLY PAPER BAGS! (NO FOOD PRODUCTS)</p> <ul style="list-style-type: none"> • Compostables (leaves, grass, garden waste) must be in paper bags or open containers (no lid) marked on two sides with an "X". • Brush must be in paper bags or open containers marked on two sides with an "X" or be bundled with a compostable material (jute or twine) and be no longer than 4 feet long. Brush in plastic bags will not be collected. • Brush includes branches regardless of diameter, twigs, hedges, shrubs, vines and rose bushes. • NO tree trunks or logs. 	<p><u>CARDBOARD</u> There is a large container in the office/shop yard for cardboard. Please break up your cardboard flat and put in bin.</p> <p><u>LARGE ITEMS</u> Please call the office to have your large items disposed of. We will accept the following:</p> <ul style="list-style-type: none"> • Furniture, Stoves, Barbecues - no propane tanks • Mattresses • Carpet must be rolled and tied, no wider than 4 feet • Refrigerators and freezers must be purged of freon and tagged by a refrigeration company • No junk items in boxes
<u>RESIDENTIAL WASTE - FRIDAY</u>	<u>NO AUTO-CONSTRUCTION MATERIALS</u>	<u>HAZARDOUS WASTE</u>
<p>Garbage will be picked up on Friday in dark garbage bags or in a garbage pail only.</p>	<p>Toilets, sinks, vanities, windows, drywall, lumber, ceramic tiles, broken concrete, asphalt, auto parts, doors, lawn mowers, etc. will not be disposed of by the office.</p>	<p>On the last day of each month you can bring your hazardous waste to the shop yard for removal NO ELECTRONICS</p>

Community Life

Your community newsletter

Coffee Chat Follow-up



COFFEE CHATS

We are working closely with the Resident's Association Board to plan upcoming Coffee Chats. We have asked them: "What do residents want to talk about?"

We are hoping that we are soon able to lift restrictions and start to plan our next get-together.

WHAT IS IT YOU WANT TO KNOW?

WHAT IS IT YOU WANT TO CHAT ABOUT?

Please reach out to Diane Barnhardt, Kevin Smith or myself so we can get going on this.

Rent/Maintenance Discussion

During our first Coffee Chat, a discussion was held about rent and maintenance. There were some questions about why a lease mentions Rent and Maintenance separately, yet when an N1 form comes out, the two are joined together as one fee.

We had hoped to have another Coffee Chat to explain and give you an opportunity to ask questions. However, until the COVID-19 restrictions are lifted and we can meet in person, we've provided an answer to this question (see below). Please feel free to contact me directly if you have any questions.

WHY IS MY MAINTENANCE FEE NOW PART OF MY RENT?

Bluewater Country is a "Post 1991" property. This means that it was subject to new rent legislation brought in by the Ontario Government in November, 2018. The new legislation states that all costs associated with the lease – with the exception of property taxes – are now considered "rent". Therefore, your rent now includes your lease fee as well as costs associated with operating the property, including: professional management, insurance and IT systems; arborists and tree maintenance in the common areas; fire hydrants and inspections; sewer and pond maintenance; and, maintenance of parks, roads and walkways etc.

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Community Life

Your community newsletter



April Showers



Bring May Flowers



Be Joyful this Spring!

A GOOD NEWS STORY

In these challenging times, it is important to read positive stories and find encouraging news.

In every community or organization, volunteers are precious. To begin, I want to say thank you to the numerous volunteers who are highlighted in the Parkbridge welcome package. Your contributions are always appreciated.

Shortly after I started as the Community Manager here at Bluewater Country, I was faced with the task of purchasing much-needed barricades and wooden stakes to be used on Route 66. It was impossible to find any, so I decided to turn to the talent to be found here in our community.

Brian Allsupp and Gerry Wild, who both enjoy woodworking and carpentry, came to the rescue. They volunteered their time and energy to construct, prime and paint two barricades and 200 wooden stakes. These are to be used on Route 66 where they are much needed and appreciated.



**Bluewater Country residents
Brian Allsupp (left) and Gerry Wild (right)**

Bluewater Country Speed Limit

Just a quick reminder: the local speed limit for our community is 20 km/hr.

Bluewater Country Pets

Pets are to be kept under the Homeowner's control at all times. When a dog is being walked, it must be on a fixed leash that is less than 2 metres in length. The homeowner must clean up any mess that their pet has made. Please respect your neighbours.

Changes to Service Agreements of Resale Homes

As of January 1, 2020, resale homes in the community no longer qualify for certain home site services, such as snow removal from driveways, and grass cutting on unit lots. Any home that is listed for sale after January 1, 2020 and onward is affected by this change. Please see below for more details.

Why is Parkbridge no longer offering home site services on resale homes, (i.e. snow removal, grass cutting) as part of the monthly land lease fee?

Regrettably the costs to provide these services rises substantially faster than the annual guideline rent increases (i.e. 1.8% in 2019, 2.2% in 2020). As a result, Parkbridge is no longer able to continue to offer these services to new residents. Existing homeowners in the community, however, **will continue to receive these services as part of their lease agreement.**

What can residents do if they still need access to these services?

Recognizing that many of our senior residents would like to have these services provided for them, your community manager is happy to assist you in obtaining a local quote from a contractor.

Will this impact the value of homes for sale in the community?

Home buyers are attracted to homes in Parkbridge communities for a number of reasons: the affordability of the homes, the social activities and sense of community, professional management and consistent property standards. For those who would also like to have home site services such as snow removal, these services can still be obtained.

Will community roads still be plowed by Parkbridge?

Yes. Common areas will continue to be maintained by Parkbridge, which includes snow removal on common area roads during the winter.

Will community common area grass still be cut by Parkbridge?

Yes. Common areas will continue to be maintained by Parkbridge, which includes grass cutting on common areas during the summer.