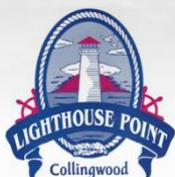




Lighthouse Point
Shared Facilities Committee

Spring Newsletter
2021



MESSAGE FROM SFC CHAIR

Hello Lighthouse Point Villagers,

Our village is springing into action to shake off the effects of winter and begin the renewal we all would like to see. A lot of work has been done over the winter by Property Management and many dedicated resident volunteers to lay the groundwork for some significant changes at LHP.

There are many ways for residents to participate. Please consider contributing some of your time or resources. We are currently looking to populate two Task Forces. One to create a drainage improvement and rehabilitation plan and the other to provide advice on a site-wide communications network for access control, security functions and infrastructure monitoring. If you are interested, please contact Property Management. SFC must of course protect LHP from risk. Please read and understand the disclaimer of liability as it relates to volunteer activity in Appendix 1 below.

You, the residents, have responded to the recent survey with enthusiasm. The response rate was greater than 70% which makes the results statistically significant. Thank you for taking the time to fill in the survey. Your feedback is important.

An exciting initiative which is underway is the implementation of new Property Management software. This will revolutionize communication between residents and Property Management while increasing efficiency and improving transparency. Change is not always comfortable, however, your Shared Facilities Committee believes this step is a positive and necessary one. Please do your part by fully utilizing this system once implementation for your corporation is complete. It will cover a wide array of information and tasks, such as allowing you to book amenities, check your account, receive announcements and much more. You can have a look at what is in store by going to [Condo, HOA and Property Management software | Condo Control Central](#).

A household waste system utilizing seven points of collection around the property has been approved by your Shared Facilities Committee. These collection points will have separate receptacles for waste, organic and recyclable materials. Installation is expected to take place in September. Additional information will be provided prior to the next Owners Townhall.

The shoreline work that was started last year is to be completed this spring, leaving us with two wonderful beaches. The West Beach is most suitable for small children. We encourage all others to use the East Beach as much as possible, as it offers more space. In both cases, please be mindful of the amount of space you are occupying to allow as many users as possible, while maintaining physical distancing.

The main thrust of this newsletter is about our beautiful grounds and how you might help enhance them. So please read on.

Colan Inglis
Chair, Shared Facilities Committee.

Landscape Advisory Group (LAG) Update

GARDENS

Spring has finally officially arrived, and it is once again time to put on our “gardening hats” and start planning the season!

Anna Sauve, LHP’s Master Gardener, has been hired by Shared Facilities to assist Property Management in supervising our garden contractor this year (see below for more info).

LAG is arranging a **Garden Week** in early May (weather and pandemic dependent) when, with the assistance of a rented machine and a licensed operator, we will assist garden clubs with their 2021 garden goals by:

1. Removing and disposing of old shrubbery
2. Moving large rocks to focal locations
3. Removing unwanted potato stone
4. Supplying and delivering triple mix to garden beds (to be spread by garden clubs)

Each garden club will be contacted prior to the garden week to discuss the work to be completed in their condo gardens, and to provide scheduling information. With any funds remaining in LAG’s budget after our garden week expenses, LAG hopes to do the following:

1. Provide natural cedar or pine mulch, as recommended by the Master Gardener, to each garden club for distribution around their gardens (this type of mulch provides all the benefits of mulch, but eventually degrades and enriches the soil). To support the Master Gardener’s vision for LHP, we ask that all garden clubs comply with her recommendation and use only natural cedar or pine mulch in their gardens.
2. Have one or two community planting days to improve the gardens at the front and along the roadside at the RBCC, as well as at the entrance and the waterfall gardens.

LHP’s MASTER GARDENER

Last fall, LAG introduced Anna Sauve, our Master Gardener, to assist the garden clubs. She met with each garden club and assessed the past summer’s projects with a view to help plan for the 2021 garden projects. Reports were compiled for each condo corporation with suggestions and recommendations, summarized and submitted to LAG for actioning in 2021.



Anna has again been brought on to help carry forward the implementation of LHP’s 5-year landscaping strategy to guide the improvement of the existing landscape and grounds, taking into consideration the

need for cost control. This upcoming season, she will also have an expanded role as Landscape Supervisor and will be at LHP on Mondays and at different times throughout the week to schedule and oversee the work done by our gardens' contractor.

With a vision in place for the overall community, she presented a Spring "Start Up" list to LAG and Property Management. While the focus will be ensuring the garden maintenance contractual obligations are being met, it is important to continue to address the issues, plantings, suggestions, etc. that we identified during the fall walkabouts so that appropriate action plans can be put into place with the garden clubs and/or garden contractor as needed.

To support the garden clubs, Anna will be available. Every Mon. afternoon weather permitting on the lawn north of the Boathouse Starting Apr. 19 from 4:30 to 5:30 (first group of four) or 5:30 to 6:30 (second group of four). Please book your preferred time through the Property Management office. Space may be limited to one representative per club. Bring your own chair, wear a mask and maintain distancing.

She will be available to answer your questions or to discuss your garden club's plans for your gardens. As we work to support the Master Gardener's cohesive vision for the LHP community, keep in mind that any significant changes to your gardens must be done with the Master Gardener's support and advice. We're hoping that these Monday afternoons will become an opportunity not only to obtain advice, but to also come together as a gardening community to socialize and support each other.



TREES

We made a great start last year towards improving the health and wellbeing of LHP's mature tree canopy. We will be completing several projects from now until the fall in transplanting, pruning and maintaining our beautiful variety of trees, including ornamental pear trees, spruce, honey locust, Norway maple, ash and pine. See **Appendix [2]** for details and timing of each project.

EAST BEACH

In order to address the growing demand for kayak rack spaces, 3 new kayak racks are now in place. Property Management will be contacting people on the waitlist.

Once the beach restoration work (cleaning and sand replenishment) has been completed, LAG would like to explore opportunities for providing more seating along the east waterfront.

The Marina Advisory Committee has agreed to provide funding to rehabilitate the nautical features near the East Beach and to improve the garden beds around the boathouse, so the whole East Beach area should look refreshed and ready for a busy 2021 summer season.

Lighthouse Point Donations

Several Lighthouse Point residents have expressed an interest in making a personal or memorial donation to enhance the LHP environment and landscaping. A donations policy has been approved, and any interested residents are invited to review the guidelines and submit their request.

Examples of allowable donations include benches, picnic tables, trees, and garden plants. Property management, in conjunction with the applicable LHP groups or committees, will also consider, on a case-by-case basis, “special donations” of other items, such as the replacement or repair of a structural feature like a gazebo or a purchase of a new item for the RBCC. The donor may suggest the location or placement of any donated item(s), however, these will be determined by consistency in look on LHP grounds as well as viability of plantings.

Residents can also make a monetary donation to the Landscaping Advisory Group or their condo corporation Garden Clubs to further enhance the gardens and grounds.

LHP welcomes anyone wishing to participate in the donations initiative and encourages them to contact property management for policy details, guidelines, and options.

APPENDIX [1]

LIGHTHOUSE POINT SHARED FACILITIES Disclaimer of Liability for Volunteer Activities

1. By participating as a volunteer at LHP, the volunteer acknowledges that any activity has inherent risks.
2. As a condition of volunteering, the volunteer releases Lighthouse Point, as well as its officers, owners and agents, from any and all claims for loss or injury, including claims for negligence, arising from the volunteer's participation in any volunteer activities.
3. As a condition of volunteering, the volunteer agrees to abide by the terms of the LHP policy on volunteers.
4. No volunteer, by virtue of their participation, is authorized to incur any obligations or create any liability on behalf of Lighthouse Point.
5. Lighthouse Point Shared Facilities maintain a comprehensive general liability insurance policy. Volunteers are not insured by Lighthouse Point for loss of income in the event of an injury.
6. All Lighthouse Point volunteers should review their personal insurance coverage and obtain disability and/or income replacement insurance should they feel these are necessary.

APPENDIX [2]

Schedule of Tree Projects

1. **Ornamental Pear Trees (March):** The ornamental pear trees along Mariners Way were pruned in March. By pruning and planting, we're hoping to significantly improve the streetscape at the entrance along Mariners Way.
2. **Spruce Trees (April):** The arborist will be continuing treatment for spruce needle cast and giving a first year pruning and treatment to another 50 mature trees.
3. **Honey Locust Trees (April):** The arborists will be doing building clearance, dead wooding and structural pruning of 50 Honey Locust Trees.
4. **Norway Maple Trees (June):** The arborists will address root girdling on 25 more Norway Maples.
5. **Ash Trees (June/July):** The arborist will be continuing the structural pruning and treatment for ash borer.
6. **Pine Trees (June/July):** The arborist will start a Pine Tree project, doing a complete structural pruning and any necessary skirting of 50 Pine Trees.

Dead and Hazardous Trees (Spring, Summer and Fall): The arborists will be assessing the tree canopy and making recommendations for the removal of any dead and/or hazardous trees on the property. As funds permit, we hope to complete even more important work on the tree canopy including the planting of new trees in the fall. More information to follow!