

Lighthouse Point

LHP SHARED FACILITIES NEWSLETTER

JANUARY 2023



SFC Chair Greeting

On behalf of the Shared Facilities Committee, a Happy and Healthy 2023 to you and yours.

The founder of Lighthouse Point had one legacy request, that it be kept in "first class condition". Unfortunately, this has not always been the case, nor has sufficient Reserve funding always been put aside over the years since the beginning of LHP to do so. Great strides have been made by SFC in recent years to address Reserve funding requirements. We are now in a position of being able to return our assets to the desired condition. Make no mistake - this is a costly endeavor. We all need to carefully consider where our resources are used. In other words, we need to consider what we most value about LHP and what we might be willing to sacrifice in order to reduce capital repair/replacement and ongoing maintenance costs.

You will read elsewhere in this newsletter about a number of initiatives regarding refurbishment and changes designed to reduce costs. Gardens are being evaluated with an eye to highlighting the natural elements of the original landscaping, while reducing the amount of ongoing maintenance. The RBCC north pool deck will be removed to save refurbishment costs, while making the space available for the future installation of energy saving equipment.

A decision regarding the mini-putt area must be made. It certainly is nowhere near being in first class condition, and there is nothing salvageable in the current mini-putt area. The question is, do we build a replacement mini-putt course at considerable cost, or do we alter this area and use it for a different purpose at perhaps a lower capital and ongoing maintenance cost? This conversation has already begun with the Boards of the nineteen condo Corporations. Consensus so far is that the current mini-putt should be removed, and the area cleaned up, while the future use of this area is evaluated and decided. This will be on the agenda for the February SFC meeting. There will never be 100% agreement in the community on this sort of decision; your SFC Representatives will need to decide this, with input from owners, in the best interest of LHP as a whole.

When making decisions, we must look at current best practices and have an eye on the future. A recent example of this is our waste collection system which we recently converted from hand collection to mechanized collection. This has been a successful transition which positions us well to manage collection costs in the future.

Let's accept the decisions made in good faith, by your SFC representatives, and keep LHP the premier community we all enjoy so much.

Once again, All the Best for 2023.

Colan Inglis, Chair Shared Facilities Committee

Management

Please contact management with any maintenance needs.

SFC & Marina Property Manager:

Cameron Mitchell

cmitchell@ehpm.ca

Assistant Property Manager:

Ashley VanderMeulen

Lhpmaintenance@ehpm.ca

Condo Corp Property Manager:

Beckie Reekie

breekie@ehpm.ca

Accounting

Jaymee Hocaluk

jaymee@ehpm.ca

Front Desk:

Tamara Campbell

lhpcustomerservice@ehpm.ca

After Hours Emergency Line:

705-441-5920

LHP SHARED FACILITIES BUDGETS

Your Shared Facilities Committee (SFC) annually produces and approves two budgets:

- 1) An Operating budget which includes service contracts for things like gardens, grass cutting, pools, irrigation, property management; along with utilities, minor maintenance, and operations expenses; and lastly a Reserve Fund contribution the amount of which is documented in the LHP Reserve Fund Study which was approved by SFC in 2021.
- 2) A Reserve Fund Budget which sets out the amounts to be spent on the LHP capital assets with respect to maintenance, repairs, or replacements for the year. The Reserve Fund Study developed by MacIntosh Perry in 2021 and approved by the Shared Facilities Committee at that time is the underlying document that is used and provides guidance for creating this yearly budget. Having an up-to-date Reserve Fund Study and developing and executing it's work projects is a regulatory requirement.

Both budgets are first developed and proposed by Property Management. Each item is reviewed, assessed, and considered by the SFC Finance and Budget Committee before it is included for review and approval by the Shared Facilities Committee.

At the November meeting SFC approved the 2023 SFC Operating Budget with total expenses of approximately \$2.7 million, which is about a 13.5% increase in Common Element Charges (CEC) to the Corporations versus the prior year's budget. The increase in your actual unit fees in 2023 may vary from this percentage since your unit fees also include your individual condo Corporation funding requirements.

The 2023 Operating Budget increase of approximately \$284,000 is primarily due to the following expense items:

- Reserve Fund contribution (approx. \$75,000 increase): SFC has been working on getting the Shared Reserve Fund in order. This contribution amount is as documented in the current Reserve Fund Study.
- Grounds Contract (approx. \$120,000 increase): The 2022 grounds contract (grass cutting) was awarded based on a significantly lower bid than the next bidder. We all saw the results this summer of this "lowest cost" bid. The contractor has said they cannot provide the service level we expect at this low price. The 2023 Operating Budget includes an increase to provide funding for a contractor to provide the desired level of grounds maintenance that we have had in the past.
- Pool Contract (approx. \$60,000 increase): Pool costs are increasing based on the results of the pool contracts tender that were received last fall. The labour shortages in the Georgian Bay area are significantly increasing service costs where there is a large labour component, which is the case for our pool contract.

These three items account for \$255,000 of the \$284,000 operating budget increase. The remaining increase \$'s are due to a number of small increases for other contracts such as gardens, waste collection and Property Management fees which also contain annual price increases which were negotiated in prior years.

Rest assured that cost control is in the forefront of their minds for everyone who is involved in the budget process. Some creative ideas have been put forward regarding expense reductions, ranging from solar panels to alternate service delivery models. These will be explored. However, any results will not be immediate. Overall, there is not a lot of what might be considered discretionary spending in the SFC Operating Budget. Utilities and contracts to maintain our grounds and amenities are essential to our community. We can do our best to achieve value for money. As an example, last year by bringing turf fertilization "in house" significant savings were achieved. On the good news side, the 2022 Operating Budget was underspent by approximately \$100,000 as a result of careful scrutiny and constant expense monitoring by Property Management.

The 2023 Shared Facility Reserve Budget is currently undergoing the development and vetting process by Property Management and the Finance & Budget Committee. It will be presented at the February SFC meeting for review and approval.

2023 SFC Goals

Annually your Shared Facilities Committee sets goals to provide a focus for the year, not only for SFC members but also for Property Management. This newsletter is part of the broader goal to improve Owner communication and transparency regarding Shared Facilities.

Some of the 2023 goals relate to keeping SFC healthy by renewing sub-committee membership and doing the evaluations mandated by SFC governance policies. One defined goal for 2023 is to review, organize, document, and re-communicate the LHP Shared Facility rules so that all owners are aware, and the Shared Facility rules understood.

Other goals are set to keep our community forward looking in maintaining our assets. Our policies mandate a periodic review of our Shared Facilities; a goal has been set to do this in 2023. Modernizing and improving our administration through implementing things like electronic payments and fully utilizing the capabilities of Condo Control Central is also in the 2023 list. Task Forces have been established to study both our street and path lighting and site drainage. The goal is to have recommendations from both Task Forces reviewed by SFC by the end of 2023.

A goal which has been carried forward from previous years is to make a decision about the Mini-Putt area. The intent is to have a direction agreed to by the SFC over the winter so that work can commence in the spring.

Another carry forward item is implementation of the ability to have our Security contractor issue municipal parking infraction notices (tickets) for unauthorized vehicles on LHP property. Be sure to collect your 2023 parking stickers and have your parking pass or sticker visible.

2023 Goals

- ①
- ②
- ③



Neighbourhood Developments Update

There are several new developments being planned on the west end of Collingwood. These include:

- 1) The Residences of Silver Creek:** Located directly across the street from LHP front entrance. This development has been approved for 187 apartment units. The Site Plan Agreement has not yet been registered. A building permit cannot be issued until an agreement is in place. Communication with the Town regarding impacts on LHP is ongoing.
- 2) The Glow:** Located directly adjacent to SCC 214, 218, 107, 113, 102 and SSCC 261. As of this writing, the Town has not yet received an application for this development. We have been informed that it is coming, it's just a matter of time.
- 3) 11555 Hwy 26 (Garden center):** Located west of LHP on the south side of highway. 55 townhouses are planned to be built with a commercial building on the highway. This will require an Official Plan Amendment (OPA) and a Zoning By-Law Amendment (ZBLA). A public meeting has not yet been scheduled. At this time there does not seem to be any plans for a park or playground within that development, therefore making the amenities at LHP which you own, the closest to this development.
- 4) Georgian Bay Hotel:** Located west of LHP on the south side of the highway. 165 townhouses are being planned for the south side of the property. This will require an Official Plan Amendment (OPA) and a Zoning By-Law Amendment (ZBLA). A density of 73 units per hectare is being requested by the applicant.

REMINDER:

Please pick up your 2023 Parking Sticker at the RBCC front desk

KEY PROJECTS FOR 2023

A number of significant projects are being developed for SFC review in 2023.

The largest project is revitalizing the drainage and pavement around the northern arc of Suncrest Circle. This will involve replacement of the culverts which are under paved surfaces, the addition of a new culvert, and regrading of the drainage swales and shoulder areas of the pavement. Once this preliminary work is done renewal of the paved surfaces in this area is also planned. Timing will depend on contractor availability. There will be some disruption to traffic and parking while this work takes place. Property Management will send out further information regarding this work and its impacts when it is available.

Additional drainage work is also contemplated to address regrading of existing drainage paths which have filled in over time. This work will be unsightly when underway, until turf can be replaced in affected areas, but it is essential work that needs to be completed

The exterior of the RBCC will be refreshed. This includes removal of the north pool deck, revitalization of the west pool deck, replacement of damaged siding and trim and recoating of the entire exterior.

An interlocking pathway is to be constructed from the corner of Mariners Way and the SCC 211 driveway to the Maintenance yard. This will provide a better walking surface for residents to access the MOLOK containers in the Maintenance yard.

Our ongoing work with regards to the gardens, trees and irrigation system will continue. The SFC will also make a decision with regards to the mini-putt and the adjacent area.

A large number of smaller refurbishment initiatives are also on the 2023 list. Everything from interlocking pathways, the interior of the RBCC pool, furniture in the Georgian Room, HVAC equipment for the Gym is to be replaced or repaired.

GARDEN UPDATE - 2022 ACTIVITIES & 2023 PLANS

The 2022 gardens plans were for the most part delayed due to the significant staffing shortage that has hit most service-based companies. Our contractor Forest Ridge struggled all season to provide LHP with the necessary number of workers with limited success. As a result, many of our projects were either delayed or did not get started at all.

We were able to make some progress and some planned projects were completed. This includes:

- Hedge replacements at 14 units;
- The circular garden opposite SCC 245 and SSCC 301 and flanking entrance pillars were rejuvenated;
- The west beach "iconic" garden was re-established;
- Soil and mulch were delivered to various condo corps around the property. A huge thank you to all of our resident volunteers who helped move soil and mulch when called upon.

Garden plans for the 2023 season are currently being developed by our Master Gardener and Property Management for review and approval by SFC. Once again, a key factor to their execution will be the availability of labour.

Our Master Gardener Anna Sauve will be back in 2023 and will be happy to meet with any Garden Club to provide her knowledge and assistance where requested.

LHP PET SURVEY

The fall 2022 LHP Pet Survey received a solid response rate with 379 responses which is 66% of LHP owners. Many respondents also provided comments (approx. 800 comments). Generally, the LHP community supports dogs, but they want dog owners to act responsibly: obey the rules, control / leash their dogs, and pick up after their dogs.

While the results are still being analyzed, a few items can be reported based on the survey responses received:

LHP Owner Statistics:

- *LHP is:* My permanent residence (46%); Second residence (53%); Investment (1%)
- *Do you have dogs at LHP?* No (60%); Yes (40%)
- *Number of dogs:* No dogs (60%); One dog (36%); Two dogs (4%)

Water Access for Dogs:

Strong support (85%) was expressed for making the two temporary water access points a permanent feature of LHP. This refers to 1) the pathway along the rear of the RBCC waterside racquet sports courts by the kayak racks, and 2) the pathway down the far west revetment to the west of the waterfront putting green.

There was also support (65% of respondents) for permitting water access for dogs via the waterfront Centre steps.

SFC review and approval will be required for any of these dog water access changes, as well as the needed communication and rule change requirements specified by the Condo Act. Any changes will be communicated to owners by Property Management. Until that time, the current LHP rules regarding dogs continue to be in effect, as was communicated by Property Management recently.

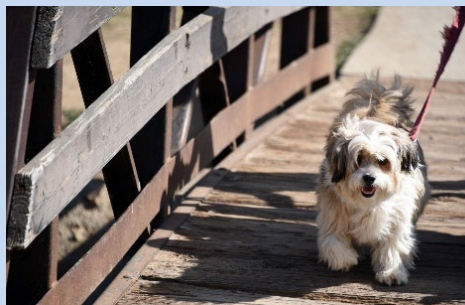
LHP Services for Dogs: Strong support for continuing to provide waste bags for dog owners (76%) and dog waste stations in addition to the Molok organic bins (73%)

Off-leash Dog Park Proposal: Majority (59%) did not support having property management develop a proposal for an off-leash dog park

Next Steps for the LHP Pet Survey are the following:

- Complete the detailed analysis of the survey results and comments, and
- Develop a proposed action plan and recommendations, including any needed LHP rules changes, for SFC review and consideration.

Further information will be communicated by Property Management once the SFC review has been completed this spring.



LHP TREE PROGRAM - 2022 ACTIVITIES & 2023 PLANS

Our ongoing work to improve and rehabilitate the LHP tree canopy continued in 2022. Our program included work on specific species of trees (Ash, Maple, Spruce, Honey Locust), regular maintenance (hazardous and overgrown areas), building clearance, removals and planting and structural pruning.

The Emerald Ash Borer (EAB) continues to be a threat to our Ash tree population. Over the course of 2020, 2021 and 2022 we have pruned and treated our Ash trees in an effort to fend off the invasive and destructive EAB. These trees will continue to be monitored and treated in 2023 and beyond to hopefully save this species at LHP.

As weather patterns continue to change and seemingly worsen, the structural pruning of our various species of trees is paying dividends as the damage from storms that hit this area is limited, and significantly less when compared to that of our neighbours. In 2022 pruning was done on our Ash, Maple, Spruce, and Honey Locust trees. Additional structural pruning took place at SCC 102, 107, 113, 136 and SSCC 261 (the west end of the property) to maintain our tree canopy.

Removals focusing on our dead and sick trees continued in 2022 with approximately 25 trees being removed. Trees identified for removal are based on the LHP arborist's assessment and are reviewed by Property Management before they are removed. Planting of new trees also continued (approximately 15 new trees in 2023) with a variety of species planted in various locations across the property with a focus on drainage and wet areas. Trees are a green and natural way to improve the drainage infrastructure at LHP. We need to look no further than the back of The Islander where 4 trees were planted a few years ago as a pilot to deal with a drainage issue. These trees are now thriving and have contributed greatly to improved drainage in that area. Again in 2022 as we did in 2021, LHP received grant funds for the planting of new trees through the Town's 'Canopy Collingwood' program. To-date LHP has received over \$6,300 in grants for the planting of new trees.

The 2023 LHP Tree Program is being finalized and will include the continuation of the treatment programs for our Ash, Maple and Spruce trees, additional structural pruning, removals, new plantings, and regular maintenance work.



LIGHTING TASK FORCE UPDATE

The LHP Lighting Task Force (LTF) was formed in early 2022 with a group of LHP owner/residents who expressed an interest at improving the deficiencies associated with the safety, environmental, aesthetics, control, and management aspects of the various LHP external common lighting systems.

The Task Force assessment focus has been directed at the existing 103 street and parking lot lights and 222 light bollards scattered throughout the LHP property. The LTF will also be providing recommendations for the management and lighting consistency guidance regarding the many units entrance/garage light fixtures and illuminated exit signs. These are the financial responsibility of the 19 individual condo corporations and to a lesser degree, the Shared Facilities Committee (SFC).

The LTF mandate is to develop and propose to the SFC the most cost-effective approaches for addressing our:

1. pedestrian and mariner safety concerns,
2. environmental dark sky friendly design goal to mitigate light pollution, and
3. aesthetically pleasing feature requirements,

that taken together result in an overall lower cost lighting network to operate and maintain for many years to come. The Task Force is planning to provide their proposals for SFC review before summer 2023.