

Meet N Greet Summary

1) Operating Season and Fees

- a) The park is governed by the City of Kawartha Lakes bylaw for seasonal trailer parks. The city is currently reviewing the bylaw which controls our allowed operational season and for 2019 we will be extending the season until October 20th.
- b) Our goal is to provide a 3 year outlay on fee's so customers can budget any increases and all fee's and policies will be published before renewal on September 15th. The goal is to avoid large increases and have small annual increases to keep up with inflation and improve the park.
- c) Winter access will be allowed one weekend per month for inspection of trailers.

2) Improvements

- a) We are looking at moving the volleyball and horseshoe pits from their current position down to the Oak Grove Camping area. There will new beach volleyball courts and horseshoe pits installed. This will give us room to expand and upgrade the current playground and install a better base.
- b) We will be working with the MOE to begin the process of obtaining permission and design for a septic system to take in the remaining sites that have grey water only tanks. This may be a longer process but we would hope for a fall install.
- c) This winter the main bathroom by the pool will be gutted and the interior will be completely redone.
- d) If there is a shortage of pool chairs we will be purchasing more so there is enough seating.
- e) We are looking at the dirt bike area, we would like to have uniform storage available for rent, that is secure and will help deter theft. We are also looking at what upgrades we can do to make it easier to clean the toys and have a more enjoyable area. This may include a concrete pad, water supply.

3) Golf Carts and Motorized vehicles

- a) Golf carts will be allowed, 1 per site. They must look like a golf cart that you would see on a golf course.
- b) They may be electric or gas
- c) The only drivers allowed must have a valid G2 or G drivers license.
- d) The golf carts must show proof of liability insurance
- e) The golf carts must be numbered so we can identify what site they are from
- f) Must abide by the golf cart policy detailed in the license of occupation agreement and schedule 1.

4) We are reviewing the policy on dirt bikes and ATVs and whether they should be allowed to travel slowly through the park directly from the site to the forest. Under no circumstance can the vehicle be used for any other reason, pool, office, visiting etc. If the vehicle is on your site that is for storage only, not for maintenance. We are still looking for feedback from customers regarding this policy.

5) Garbage

- a) The garbage contract has been changed. We can accept household garbage only and it can be in a black bag. Cardboard must be broken down and put in the appropriate bin. Recycling can go in the blue bins for now as we test the system.

6) Hydro

- a) Hydro will now be billed twice per season and because of that the hydro deposit was decreased to \$200.00
- b) The hydro rate is based off an average of the KWH price billed to Sandaraska including KWH charge, delivery and global volumetric adjustment.
- c) We have had an electrician inspect the electrical infrastructure throughout the park and have found it to be appropriately sized, in good condition and not to be the cause of any power problems.
- i) We have scheduled a meeting with hydro one to request that they review their system in an effort to determine what the problem is.

- ii) We have found their primary lines to be travelling through a dense forest, branches touching the primary lines would certainly be causing frequent power outages.
- iii) Unfortunately there is nothing we can do with low voltage, if Hydro one gives us crap we can't fix it.
- iv) Upgrading your site to 50amp is entirely dependent on what panel you are on and if there is room. We are still reviewing how we would charge for this, more to come in the future.

7) Municipal Property Tax

- a) MPAC billing will remain the same with only assessed customers getting billed. Although Cedar Beach divides this assessment throughout the park, Sandaraska has fewer assessed units and does not warrant splitting up the bill. The CRA does insist that we charge HST on all MPAC charges billed to customers.

8) Trailers

- a) Currently there are a high number of smooth fiberglass travel trailers at Sandaraska. Based on what we have seen at Cedar Beach these units are very prone to water damage and are very difficult and expensive to fix. The smooth fiberglass trailers offer no advantage in a park setting and customers are safer in standard aluminum sided trailers or to invest in a park model.
- b) There needs to be more education on trailer maintenance to protect customer investment in their trailers. Hoping to book an RV tech to give a talk on how to spot the signs of water damage and how to prevent it.

9) Parking and Storage

- a) We found it odd that there was no defined parking lot in the park for extra cars and trailers. We recognize that Sandaraska is not like Cedar Beach and that the rules can be more flexible. We will be reviewing this going forward and try and find a balance of flexibility and defined parking areas.

10) Dogs

- a) We no longer require dogs to show proof of rabies certification. Dogs do need to be on a leash, and a barking dog on a site will not be tolerated. Please make sure that your pet is on your house insurance policy for liability, you are liable for your pet.

11) Site Improvements

- a) We recognize that Sandaraska has unique sites!
- b) All improvements done to the sites need approval from the office before construction starts.
- c) Sheds can be a maximum of 10 x 10 and one per site, have to be a manufactured shed and not home built.
- d) Decks and other improvements- Given the variety of site size and location throughout the park we will not have a strict policy on deck size. Please draw out a quick sketch so that we can take a look at what you would like to do and approve it.

12) Internet

- a) We have been in contact with a company to improve the internet. We do recognize that it is a major problem in the park
- b) We are currently looking at installing a major tower in the park so that we can beam a signal to every trailer or a hardwired connection. More on this to come as we work through the logistics.

13) Marijuana, Alcohol, Tobacco

- a) We understand that these are polarizing topics and that everyone is struggling with the new changes to the laws.
- b) Marijuana, is to be treated as cigarettes and cigars. You cannot smoke them in a public place – common area.
 - i) You can smoke on your site, in your trailer.
- c) Alcohol
 - i) You can drink from whatever container you please on your site.
 - ii) Off site the beverage must be in disguise. So coffee cup, plastic cup etc. There is no food or drinks allowed in the pool area by the health department

14) Recreation

a) We are looking for people interested in joining our rec committee. We have committed \$10'000.00 as funding for events for this year, we would love to have some input on how that is spent. If a rec committee is not formed we will just host events that we enjoy.

15) Horse Committee

We currently have a number of guests that have signed up to be apart of a new horse committee. The goal of the committee is to improve the standard of care of horses at the park, biosecurity and set minimum standards for fencing on site and in the front paddock area.