

# KVC Friday Notes

June 13 2025




*Summer  
Solstice*

## Notice: Change in Delivery of Friday Notes

Please note that this will be the final hand-delivered edition of the Friday Notes. Going forward, Friday Notes will be available exclusively through the Friday Notes section on our website: [www.kawarthavillage.ca](http://www.kawarthavillage.ca).

Exception: Members who submitted a Preferred Communication Form and indicated a preference to receive hard copies will continue to find them in their mailboxes. Thank you for helping us reduce paper waste and improve communication efficiency.



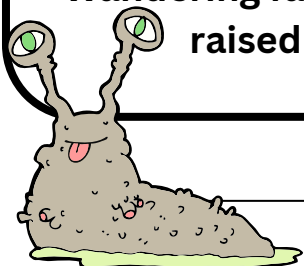
The Landscaping Committee would like to thank those community members who came out for Clean Up Day! A special thank you to the volunteers who worked on the garden at the entrance this past Saturday.

**Together, we keep KVC strong.**

### Warning

Please **Do Not Eat** the herbs in the planters along side CABCC!

Wandering family pets have been using the raised beds as their litter box



**Next Garbage Pick Up July 4**

**Do you need assistance accessing the Members Only portion of our website.**

Check out [Kawarthavillage.ca](http://Kawarthavillage.ca)  
Email [goldendragonfly13@hotmail.com](mailto:goldendragonfly13@hotmail.com)  
Mary Earls, Unit 13

**Joke of the Week:** "Do you know the Solstice's favorite song??"

☹️ "Here Comes the Sun!"

## Community Involvement Opportunities

**Join the Landscape Committee Meeting**  
September 10, 2025 @ 1:00 pm

**Working Group re Committees**  
TBA

**Social Committee**  
TBA

**Board Meeting**  
June 30 @ 4:00

**Please consider becoming a member  
of the Election Selection  
Committee!**

**Send in the form today**

The Landscaping Committee has **FREE**  
**Canna lily roots** for those interested in  
adding them to their garden beds. There is  
soil available near the gardens

## Important Update: Clarifying Long-Term Guests, Sub-Occupants, and Sublets at KVC

Changes coming in the updated Occupancy By-law

As KVC updates its Occupancy By-law, we want to clarify three important terms that are often confused: long-term guest, sub-occupant, and sublet. Each refers to a different kind of person staying in a co-op unit, and each has different rules and responsibilities.

Understanding the difference is key to following co-op policies and protecting your membership.

### ◆ **Long-Term Guest**

A long-term guest is someone who lives in your unit with you over an extended period. They do not pay rent directly to the co-op and are there with the approval of the Board.

- Must be approved in writing by the Board
- Must sign a Long-Term Guest Agreement (Schedule B)
- Their income may be included in subsidy calculations
- They do not become members or gain independent occupancy rights

◆ Example: A partner or adult child living with you full-time.

### ◆ **Sub-Occupant**

A sub-occupant stays in your unit while you (the member) are away, such as during a temporary absence. The co-op must approve all sub-occupants in advance, except for very short stays.

- Requires a signed Sub-Occupancy Agreement (Schedule C)
- Normally approved for a maximum of 3 months (can be extended to 12 in rare cases)
- Not allowed if you receive subsidy (unless permitted by government rules)

◆ Example: You leave for 2 months and someone stays in your unit while you're gone.

### ◆ **Sublet**

Subletting refers to allowing someone to live in your unit in your place, for a fee, while you're not living there—without approval or through informal arrangements.

🚫 **Subletting is not permitted under KVC's by-laws.**

It is considered a violation of your Occupancy Agreement and can lead to default or eviction procedures.

### **Why This Matters**

The revised Occupancy By-law aims to protect both the co-op and its members by clearly outlining who can live in a unit, under what conditions, and with what oversight. These rules help ensure:

- Fairness in unit use
- Accurate subsidy calculations
- Community safety and accountability
- Legal compliance with co-op and housing laws

Misunderstandings can result in serious consequences, including loss of subsidy or eviction.

If you're unsure about how to classify someone living in or visiting your unit, contact the office before making any arrangements.

## Why Board Elections at KVC Matter: A Corporate Responsibility

Kawartha Village Co-operative (KVC) is not just a community—it is also a corporation, registered under Ontario's Co-operative Corporations Act. That means we are legally required to have an elected Board of Directors made up of members in good standing to remain compliant and to govern effectively.

### ***What Does It Mean to Be a Member in Good Standing?***

A member in good standing is someone who:

- Is current with their housing charges (rent and any applicable fees)
- Follows the co-op's by-laws, community standards, and agreements
- Is not under active suspension of their membership rights

In practical terms, a member in good standing is seen as trustworthy, responsible, and committed to the well-being of the co-op. This status is not only a requirement for eligibility to serve on the Board—it also reflects a level of participation and accountability expected from all members.

### ***Being in good standing allows you to:***

- Run for the Board of Directors
- Vote in general meetings and elections
- Be considered for committee involvement
- Receive full member privileges

If a member is not in good standing, they may be restricted from voting, running for office, or influencing key decisions until the issue is resolved.

### ***Why Are Elections So Important?***

As a corporation, KVC needs a Board to:

- Approve and manage budgets
- Authorize maintenance and repairs
- Enforce by-laws and policies
- Provide oversight of management and community operations
- Represent KVC in legal and financial matters

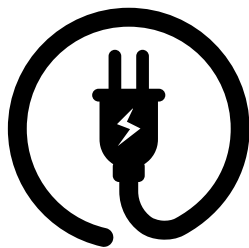
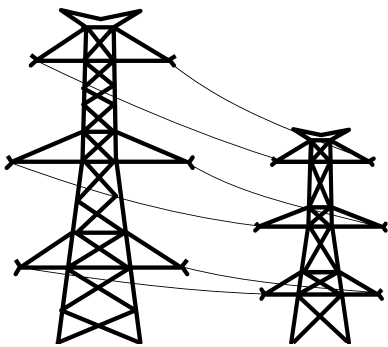
Without a fully elected Board made up of eligible members, KVC cannot legally or effectively operate. We risk:

- Governance paralysis, where no one can approve key decisions
- Legal and financial exposure, including potential court or third-party intervention
- Higher costs and delays, if the co-op falls out of compliance

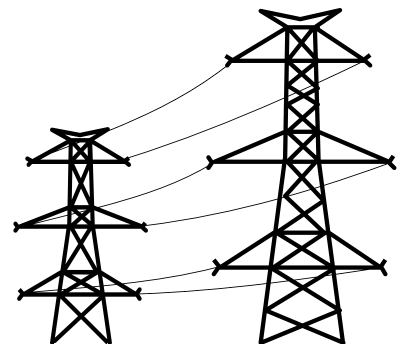
### ***What Can Members Do?***

- Stay in good standing by meeting your financial and community obligations
- Vote in elections to help form a complete and capable Board
- Run for the Board if eligible—or encourage other committed members to do so
- Engage in co-op life, knowing that your involvement helps protect our shared home

Strong governance starts with strong participation. Your voice, your vote, and your accountability as a member help ensure KVC remains a healthy, self-governed, and legally compliant corporation.



 **STAY INFORMED!**



## Get Electrical Outage Alerts Right to Your Phone

### Kawartha Village Co-operative Homes Inc.


#### Stay Informed: How to Set Up Power Outage Alerts on Your Phone

Did you know you can receive notifications about power outages in our area directly on your phone? Signing up for electrical outage alerts is a quick and effective way to stay informed and prepared. This can be especially helpful in cases of planned maintenance, storm-related outages, or emergencies. Here's how you can set it up:

#### **Option 1:** Register for Outage Alerts Through Hydro One

Kawartha Village Co-operative is serviced by Hydro One, follow these steps:

1. Visit: [www.hydroone.com](http://www.hydroone.com)
2. Click on "Sign In" or "Register" to create an online account.
3. Once logged in, go to Account Settings.
4. Select Outage Notifications and choose your preferred contact method (text message, email, or phone call).
5. Save your preferences.

 You will now be notified of outages affecting your area, including estimated restoration times.

If you're serviced by another utility (e.g., Peterborough Utilities), visit their website and look for a similar "Outage Alerts" or "My Account" section.

#### **Option 2:** Use the Hydro One Mobile App

1. Download the Hydro One App from the Apple App Store or Google Play Store.
2. Sign in with your account.
3. Enable Push Notifications for real-time outage alerts, updates, and restoration estimates.

#### **Why Set This Up?**

- Stay updated during storms or equipment failures
- Know when restoration crews are dispatched
- Be better prepared to manage food, medicine, or personal care during power interruptions
- Help protect sensitive electronics or home systems
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#### **How to Check the Status of a Power Outage**

Hydro One also provides up-to-date information about outages, including estimated restoration times and cause of the outage (if known).