

KVC Friday Notes

June 6 2025



Maintenance Self-Evaluation Update

Thank you to everyone who submitted their Maintenance Self-Evaluation Forms—we received 59 responses! The Board has reviewed the submissions and has compiled a list of priority plumbing, electrical, and structural concerns to be addressed in upcoming maintenance plans. The office will issue 24-hour notices as required when access to your unit is needed. At this time, we are waiting to confirm dates of availability from our contractors.

Please note that access is mandatory. If you will not be home, kindly leave a key with a trusted neighbour and notify the office in writing. If no arrangement is made, the office will use the key on file to ensure timely access for repairs.

We kindly remind all members to ensure that pets are secured during scheduled maintenance visits. This is essential to keep both your animals and our contractors safe.

Thank you for your cooperation.

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

Check out Kawarthavillage.ca

Email goldendragonfly13@hotmail.com

Mary Earls, Unit 13

Reshape the Garden at the Entrance Please Come and Help Out

June 14 @ 9:00 am

Clean Up Day Please Come and Help Out

June 7 @ 10:00 am

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 19 @ 4:00

Next Garbage Pick Up June 20

Joke of the Week: "Why did the bicycle fall over?"

Because it was two tired.

Reminder: Exterior Plug Reset for Two-Bedroom Units

For members living in two-bedroom units, please note that the exterior electrical outlets are connected to a Ground Fault Circuit Interrupter (GFCI) it connected to one plug only. If your front exterior plug is not working, it may need to be reset using the GFCI button on the backyard outlet and visa versa. Simply press the "Reset" button on the backyard plug to restore power to the front outlet.

This setup is a safety feature designed to protect against electrical faults. If resetting the GFCI does not resolve the issue, please contact the office for further assistance.

Reminder: Elections Committee – Members Needed!

The Board of Directors is currently seeking members to join the Elections Committee in preparation for the upcoming fall elections. If you are interested in participating, please complete the Elections Committee application form previously distributed.

Deadline to submit your form: June 1

If you did not receive a form or need a new copy, please reach out to a member of your Board of Directors.

Thank you for supporting democratic participation in our co-op community!

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



⚠ IMMEDIATE ACTION REQUIRED

ESA Inspection Notice: Outdoor Lighting Compliance Required

During a recent visit by the Electrical Safety Authority (ESA) inspector, it was identified that all outdoor light fixtures at member units must be properly protected with an approved cover. This includes light fixtures located at both the front and back doors of all units.

Additionally, the inspector noted that screw-in cameras are not permitted in these exterior light outlets, as they do not meet ESA safety standards.

To ensure community-wide compliance and safety, all members are required to:

- ***Install appropriate weatherproof covers on all outdoor light fixtures.***
- ***Remove any non-compliant devices, such as screw-in cameras, from exterior outlets.***

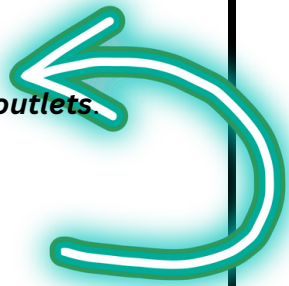
🔧 **Deadline for Compliance: Two Weeks from Notice Date**

Failure to comply within the stated time frame may result in:

- Follow-up inspections and written warnings
- Potential electrical safety violations
- Co-op-enforced maintenance charges for necessary corrections

Thank you for your prompt attention to this safety matter and your ongoing cooperation in keeping our community safe and in compliance with provincial standards.

If you have questions or require clarification, please contact the office.



Know Your ByLaws

Article 9: Household Size

9.1 Purpose of Household Size Requirements

The co-op has established minimum household size rules in order to balance the co-op's obligation to make the best use of co-op property and the right of co-op members to have long-term security in their units.

9.2 When Household Size Rules Apply

The minimum household size rules in this Article apply in the following situations:

(a) New members

A household cannot be allocated a unit and move into the co-op unless the household size meets the minimum requirement for that unit.

(b) Moving to a different unit

A household cannot move to a different unit unless the household size meets the minimum requirement for the new unit or gets closer to it.

(c) Splitting a household

A member cannot move to a new unit while another member remains in the old unit unless the household size in each unit meets the minimum requirement.

(d) When a household is reduced in size

Section 9.4 (Not Meeting Minimum Household Size) applies if a member of the household stops occupying a unit and the remaining members in the household do not meet the minimum requirement for the unit.

9.3 Minimum Household Size

The minimum number of persons for each of the co-op's unit types is:

- bachelor 1 person
- one-bedroom 1 person
- two-bedroom 2 persons
- three-bedroom 3 persons
- four-bedroom 4 persons.

9.4 Not Meeting Minimum Household Size

(a) When this section applies

This section applies when household size no longer meets the minimum requirement for the unit that the household occupies. This could be because a household member gave the co-op a written notice of withdrawal or stopped living in the co-op as a principal residence or because an occupant died.

(b) Requirement to move

The remaining household must move to a unit that meets the minimum requirement if the co-op has one. If the co-op does not have one, the remaining household must move to a unit that is closer to the minimum requirement if the co-op has one. A household can only be required to move once for each time household size is reduced.

c) Offering unit

The board of directors may offer the remaining household a unit in priority to the internal and external waiting lists. The board can postpone offering an available unit if the board decides that someone ahead of the remaining household on the waiting list should get that unit.

(d) Two offers

The remaining household may refuse the first two units offered to it, but must move to the third unit. A member can be evicted for failing to move to the third unit offered by the board of directors.

(e) Health issues

The board of directors can decide that someone does not have to move under this section for legitimate documented health reasons.

9.5 Reporting Change in Household Size

If the number of persons in a member's household changes, the member must give written notice of the change to the co-op office within ten days, including the names of the persons involved. This applies whether or not the persons who left or arrived are co-op members.

9.6 Subsidized Households

Subsidized households have to meet any household size standards and other rules in government requirements and in the co-op's Housing Charge Subsidy By-law, if it has one. These are in addition to what is stated in this Article.

Fresh Coats and Clear Guidelines: Decorating Your Co-op Home

Thinking of brightening up your space with a fresh coat of paint? Here's what you need to know about decorating your unit at Kawartha Village Co-operative Homes.

Paint Supply Schedule

The co-op supports members in maintaining a fresh, welcoming home environment by providing paint at specific intervals. Paint is supplied upon move-in and then every four years. The quantity of paint provided depends on your unit size:

- 2-bedroom unit – 8 x 4L cans
- 3-bedroom unit – 9 x 4L cans
- 4-bedroom unit – 10 x 4L cans

Please note: The co-op provides paint only. Brushes, rollers, trays, and the cost of professional painting services are the responsibility of the member.

How to Access Your Paint

Before purchasing paint, members must obtain a purchase order from the co-op office. This purchase order must be taken to the co-op's approved supplier. Paint bought from any other store will not be reimbursed, so please be sure to follow this process carefully.

Decorating Guidelines

To ensure long-term care and consistency in unit maintenance, please remember:

- *Textured paint, spray paint, and stucco finishes are not permitted.*
- *Wallpaper is also not allowed.*

Sticking to these guidelines helps preserve unit conditions and reduces repair costs for everyone.

If you're due for a refresh or moving in soon, reach out to the office for your paint order and start planning your project. Happy decorating!