

# KVC Friday Notes

May 9 2025



## Community Centre Parking Reminder

We would like to remind all members that the parking spaces directly in front of the Cynthia Ann Bailey Community Centre—including the designated accessible (handicap) parking spot—are reserved for visitor's use related to community center rentals or events.

These spots are not to be used for long-term parking. To ensure accessibility for those using the facility, please make use of the designated parking areas located throughout the co-op for all other parking needs.

Your cooperation helps keep our community welcoming and accessible for all.

*Thank you for your understanding and support.*

## It is Here!

Check out [Kawarthavillage.ca](http://Kawarthavillage.ca)

You can sign up for the Members only section on your own or the Board can provide you access.

Please make sure your email address is up to date with the office.

## EAST CITY YARD SALE KAWARTHA VILLAGE

**May 10 & 11**  
**9:00 am start**

## Next Garbage Pick Up May 23

## Community Involvement Opportunities

Join the Landscape Committee Meeting  
June 5, 2025 @ 1:00 pm

Working Group re Committees  
TBA

Social Committee  
May 20 @ 6:30 pm

Board Meeting  
May 29 @ 4pm

Joke of the Week: "What's a shark's favorite saying?"

Man overboard!

## Welcome Brandon Dee, Our New Maintenance Contractor

We are pleased to announce that Brandon Dee has joined Kawartha Village Co-operative Homes as our new maintenance contractor. Please join us in giving him a warm welcome as he begins supporting the ongoing maintenance and safety of our community.

### Reminder: Unit Inspections and Self-Assessment Forms Required

As part of our commitment to maintaining safe and well-functioning homes for everyone at Kawartha Village, all units are required to participate in unit inspections. This process helps identify safety concerns, maintenance needs, and supports the long-term sustainability of our Co-op community.

To assist with this, each household is expected to complete and return the Unit Maintenance Self-Assessment Form by the specified deadline.

Please note:

***Unit inspections are not optional. We will provide you with 24 hour notice.***

This requirement is outlined in the Occupancy Agreement that each member signed and voted to approve when joining the Co-op. Failure to return the self-assessment form does not exempt a unit from inspection. In fact, units that do not submit the form will be prioritized for in-person inspection.

We appreciate your cooperation and shared responsibility in caring for our homes. If you have any questions or need help completing the form, please reach out to the office or a member of the Board.

### Garden Beds!! Spring is finally here.

The vegetable garden is getting cleaned up and ready for planting. This year we are offering a bed to anyone who would like to participate in planting your own vegetables.

Also we will set a date for a mini class to teach when and how to plant seeds. If you are interested, please let the a member of the Landscape/Garden committee know. (Pat #14, Barb #15, Mary #13, Jai #5, Elinor #80.)

There is mulch available for anyone who would like some for garden beds at their unit. We have buckets available if you would like to pick some up. The pile is near the garden beds.

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## What Counts as a Maintenance Emergency?

At KVC, an emergency maintenance issue is any situation that poses an immediate risk to health, safety, or significant property damage. These issues require urgent attention and should be reported right away.

Examples of maintenance emergencies include:

- No heat during cold weather
- Flooding or major water leaks
- Sewer back-ups
- Electrical hazards (e.g. sparking outlets, power outages in the whole unit)
- Fire or smoke damage
- Structural damage affecting safety (e.g. ceiling collapse, broken stairs)
- Gas leaks (call 911 and Enbridge immediately)

If you are unsure whether something is an emergency, it's always better to report it and let the office or a board member (if it is outside office hours) assess the situation.

For non-emergency repairs, please submit a standard work order through the regular process. Thank you for helping us keep KVC safe and well-maintained!

## Important Notice: Air Conditioner Installation Reminder

As the warmer months approach, we understand that many members will be installing window air conditioning units to stay cool and comfortable. We would like to remind all members that window air conditioners must be installed safely and properly.

If an air conditioner is installed without professional support or is not secured properly, it can pose safety risks and may cause damage to the unit, building exterior, or common areas.

Please note:

- Any damages resulting from an improperly installed air conditioner—including damage to windows, siding, or interior/exterior walls—will be the financial responsibility of the member.
- We highly recommend that members seek professional installation assistance to ensure the unit is safely secured and compliant with building standards.

If you have any questions or need guidance on installation, please contact the Co-op Office. Let's work together to ensure everyone's safety and protect our community's property.

Thank you for your cooperation!

## **Board Confidentiality Reminder**

Board members of Kawartha Village Co-operative Homes Inc. are entrusted with sensitive and sometimes personal information. As part of their role, they are bound by a duty of confidentiality and cannot share or discuss the details of internal discussions or decision-making processes outside of official communications.

This practice protects member privacy, supports fair and transparent governance, and maintains the integrity of the Board's operations.

Thank you for your understanding and cooperation.

## **KVC is Working to Reduce Insurance Costs**

The Board of Directors is taking steps to save KVC money by enrolling in CHF Canada's Risk Management Program—a national program created specifically for housing co-ops.

By participating, KVC may qualify for lower insurance premiums, which could lead to significant savings for our community. However, to access these savings, KVC must meet certain safety and risk management standards.

Over the next few weeks, the Board will share more information about what KVC needs to do to meet the program's requirements. This may involve updates to maintenance processes, documentation, or safety practices.

We appreciate your support as we work to protect our homes, lower expenses, and keep KVC financially strong.

**Stay tuned—more details coming soon!**

## **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!*



## **Reminder: Report Maintenance Early!**

A small leak today could be a big bill tomorrow.

Unreported maintenance issues can quickly escalate. When problems go unaddressed, repair costs rise — and that affects the entire community. Higher repair costs strain the co-op's budget and can lead to increased housing charges for all members.

👉 Please report any issues right away to help keep our homes safe and affordable.

**Complete a Maintenance Request by accessing the form from a Board member, or at CABCC**