



Canterbury Common Residents' Association

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WHAT'S HAPPENING

MARCH 2020

This is a long issue but as we near the completion of The Centre, we want to make sure that we provide residents with a comprehensive report on all that has been accomplished.

WHAT'S NEW

Partial Occupancy of The Centre (Main Floor Only)

The Canterbury Transition Committee (CTC), on behalf of the Canterbury Common Residents' Association (CCRA) Board, negotiated an agreement with the Township of Scugog and CLDC/Perry Pines (Geranium) to allow CCRA a partial occupancy permit for the main floor only of The Centre commencing May 4, 2020, while the rest of the construction is taking place on the lower level and the east and south exteriors of the building.

Pre-Delivery Inspection

Leading up to May 4, 2020, CCRA will participate in a Pre-Delivery Inspection with CLDC, on a date to be decided between April 6-10, 2020. This is a very important inspection and will be handled by three of our highly qualified residents. Barry Smythe has accepted responsibility for conducting the inspection and will be ably assisted by Wayne Shannon and Jim Worsley. We are very fortunate to have residents with such excellent engineering and construction experience to carry out this important task.

Once the inspection has been completed and the report prepared, CLDC will have 5 days to respond and correct or change any anomalies identified. There will be a final inspection once the entire Centre and the surrounding amenities have been completed and are ready to be fully turned over to CCRA.

The Move into The Centre

In mid April a few CCRA designated individuals will be able to commence moving furniture into The Centre, setting up shelving units and unpacking boxes to get ready for the partial occupancy opening on May 4, 2020. During this period of time The Centre will still be under the control of CLDC and entrance to The Centre must be restricted to only those people who have been designated by the CTC. It is understandable that everyone wants to get in and see the newly renovated Centre but at this point regulations prohibit us from opening the doors to our residents as it is still considered a construction site during this period.

The Partial Occupancy Restrictions

On May 4, 2020 we will be moving to the partial occupancy phase which means that we will be able to allow our residents use of the main floor until the exterior work to the east and south of

the building has been completed. This work includes the apron around the pool, the interlocking brick patio at the east lower level doors, shaping and manicuring of the new area where the former pool was located, general landscaping east of the building and the installation of a new deck. **All restricted areas will be clearly marked and rendered non-accessible. These measures are to ensure that no unauthorized persons enter the work site at any time.**

Restricted Areas

1. The north entrance and parking lot will be fenced off and the north door of The Centre will be kept locked.
2. The stairs to the lower level and the lift will also be out of bounds and locked.
3. The three doors leading to the deck will be locked and not in use.
4. The exit door at the south of the main hall will also be locked and is not to be in used.
5. There will be a fence surrounding the entire work site and entry is strictly prohibited.

The only entrances/exits for The Centre will be the main (west door) and the new door to the kitchen.

The Partial Occupancy Limitations and Why We Need To Ensure That There Are No Infractions

The partial occupancy permit will be issued with very strict conditions/guidelines and any infractions will cause the Township to revoke their agreement of partial occupancy. **There can be no infractions as every infraction is considered a safety and potential life-threatening situation and cannot be tolerated.**

In addition to the partial occupancy permit being revoked, CCRA would be required to immediately vacate the premises until all aspects of construction are 100% complete, without exception (this would include completion of all exterior construction work and landscaping).

The action of even one person, ignoring the No Trespassing sign and entering the work site would cause the loss of access to the Centre for the other 400 plus residents and delay our occupancy of The Centre until the end of June, 2020 or even later. As you are aware, we have had a least 14 instances reported where people have ignored the signs, the fences and our requests to not trespass. This makes us very nervous about the ability of individuals to respect and observe at all times the strict conditions under which a partial occupancy permit will be issued.

This is also a very serious safety issue to all of us as residents as well as to the on-site workers and could have a very negative impact on our whole community. The onus is on CCRA to ensure that residents comply completely with the site restrictions. Please keep in mind should we be unable to use The Centre during this time we would have no place to go as the trailer will be closed as of April 20, 2020.

If we all work together in preventing anyone from unlawfully entering the work-site we can avoid having to deal with a situation which is preventable. Should you encounter anyone even thinking about entering the work site please remind them that trespassing is an offense and there could be serious repercussions.

Our Guiding Thoughts in Expanding and Improving The Centre

From day one of our planning we were focussed on efficiency, effectiveness and low maintenance. We were also very determined that this would be a once in a decade or two opportunity to fix things that had been wrong for some time and rid ourselves of costly maintenance. Obviously, this type of approach results in, as the saying goes, “short term pain for long term gain”. We also considered all the decisions with the thought that it is better to do it now, as it will cost a lot more to do it later.

The Sewage Line Problem

One of our first challenges during demolition was the discovery that we had a sewage line backing up. It came to light that that problem had been around for 12 years and we hadn't been able to find it or fix it. House and Property did get to the bottom of it (at least 12 feet down) and it has now been repaired. The cost was about \$7,000.00 and had we waited and not acted it would have been closer to \$20,000.00 if we had to rip out CLDC newly installed materials and flooring and then replace them at our cost.

Our Very Unstable Main Floor

Our next surprise was that the main floor had a significant number of voids at varying depths in the subsoil supporting it. This was determined to be the result of incorrect compaction of the subsoil when the concrete floor was originally poured. During demolition, when the carpet and tiles were being removed, serious cracks were apparent in the floor particularly around the fireplace. Upon further investigation it was found that a significant portion of the floor had insufficient support.

This of course was very serious and action had to be taken immediately to repair it. The cost of doing the repairs and stabilizing the floor was approximately \$23,000.00. Had this not been discovered before the new luxury vinyl floor had been installed, it would have been a relatively short time before the added number of people and activities caused significantly serious damage to the floor. The cost of repair would have been in the \$100,000.00 plus range.

The Deck with Little Support

When the east deck was removed and a professional engineer analyzed the underpinning it was found that the joists supporting the deck were actually suspended without a solid surface on which to settle and needed replacement in the near future. In addition, the underpinning was not up to code. We had negotiated with CLDC to do the inspection and the fabrication of the deck and are very pleased that we took that route as we have been given a really good price and are enjoying extra benefits as a result of this joint project.

As a maintenance saving approach, we have contracted with CLDC to use composite flooring which has a life cycle of 18 to 20 years and while it is initially more expensive, in the long run will be a significant savings. It wasn't long ago that about 40 of us combined our efforts to stain the floor of the deck only to find out we needed to do it all over again the following year. That is no longer necessary. It will look professional in appearance, weather well and not warp or crack. The railings around the deck are made of black aluminum and match the fence around the pool.

Downspouts, Eaves and Shingles

For a number of years, we have had rain water flowing into and under The Centre building due to the deterioration of the eavestroughs and the original inappropriate placement of the downspouts. When it was realized that we could combine with CLDC to install new eavestroughs and downspouts at a reduced cost we took advantage of the opportunity. At the same time as the opportunity came up to do the eaves and the spouts, we discovered that the north end of the roof over the north entrance had suffered some damage, probably from the severe May 2019 windstorm. We were able to partner with CLDC again when their installer was on site, to gain a cost advantage.

Vinyl Flooring vs Carpet

The luxury vinyl flooring is much healthier than carpet, is easier to clean and due to the reduction of vacuuming will save us money over the years. Repairs are easier and are minimal in cost. Even though we have more square footage we should notice a reduction in cleaning cost over time. One big bonus is that the entire floor throughout The Centre can be used as a dance floor. No more restrictions on numbers or space, you can dance all day or all night and anywhere the spirit moves you.

New Chairs, Tables and Covers

We have purchased new, more stable chairs than we had before in the hope that these chairs, which are ergonomically designed for good posture, are also safer than our others. Our older chairs were prone to break and bend and quite frankly were no longer available to purchase due to the safety hazard they presented. In order to make the setting up and breaking down of the main hall for activities easier, we have purchased customized carts to move the circular tables and chairs. It is hoped that this will lower the workload and raise the safety factor.

We have also purchased table cloth covers that are substantial and stylish to decrease the clean up and lower the cost of purchasing new cloths for each special event. The table cloths will serve a hygienic purpose as well as an aesthetic purpose and will give our hall a well-dressed look at all times.

Water Treatment and Long-Term Energy Savings

We have been diligent in looking for any opportunity to save time and money and also to increase safety and health. By renting a water softener and installing reverse osmosis (in the kitchen) we have removed the “hardness” from the water and made it more useable. This treatment will also have a positive impact on the water pipes and cut down on the wear factor. Our modern refrigerators, mobile warming ovens and microwaves will draw less electricity and be good for the environment. During our deliberations we made a decision not to have stove tops but to utilize microwaves instead. This saved us upwards of \$30,000 which would have been the cost of having to install a grease suppression and sprinkler system required by the building code.

Open Space and More

Gone are the days of a crowded kitchen and insufficient counter top space for serving. We have designed and built two mobile counter tops (islands) that we can move to where they are needed. Our kitchen has also been designed to open up when required, by using a sliding barn door, so that we can transport the food to our diners in a safe and efficient manner. Our mobile heating

ovens can also be moved to a position which best serves the occasion and provides us with flexibility.

A separate door in the kitchen to the parking lot gives the caterers privacy to come and go and the kitchen can be closed off after dinner so clean up can take place in a quieter and out of sight environment, thus allowing entertainment to go ahead undisturbed. A closet with a laundry tub has been located right off the kitchen for the convenience of the caterers and the janitorial staff. We will also no longer have to dispose of our waste in the north foyer as we have arranged to have waste disposal located outside, close to the kitchen.

Traffic Flows

We have also been very conscious of the coat room and its former limitations. No longer do you need to fight your way into the coatroom against outgoing traffic and then fight your way out against incoming traffic. In our new set up you can walk in, hang up your coat then continue through until you enter the main hall.

Brighter, Airier Library and Versatility

Located adjacent to our open and bright new library, which is where the old kitchen was, is a retractable wall that will divide the main hall from the new extension. The versatility this will give us will allow us to hold two major activities going on upstairs and another one downstairs which triples our capacity to host a variety of activities on any given day. This was an expensive item and CTC was able to have it installed and paid for by CLDC.

Were all the Changes Necessary?

The reality is that many of the things described above like the sewage issue, the major repairs to the floor, the deck, the shingles, the eavestroughs and downspouts and our chairs would have had to be replaced or repaired at our cost sooner rather than later. Given that The Centre is 20+ years old, we should not have been surprised that it would take more than a bit of cleaning fluid, hot water and a touch of paint to fix it up.

Our New and Improved Building and the Increased Demands

In the 20+ years since the construction of The Centre building, changes have occurred in building codes, construction materials have improved, resident expectations for activities are higher and shortly there will be more of us to accommodate. Our building has grown by over 3000 square feet, our owned property will increase by over 20 acres from the OMB negotiated settlement that will see portions of the former golf course lands conveyed to CCRA and our resident population will expand in the next couple of years to close to 600.

All of this obviously has a cost, but keep in mind we have been wisely preparing for this for a number of years with our Replacement Reserve Fund and periodic increases to the Capital Fund so that a significant portion of these costs will be funded by monies in these accounts. In addition, initiation fees and annual membership assessments eventually being received from purchasers of the new CLDC homes will assist with any increased operating costs.

As a community, we have never been able to determine an accurate estimate of the countless hours our resident volunteers have spent over the years in managing the operations and business

affairs of CCRA and recently handling the numerous aspects of The Centre renovations and expansion. Neither can we realistically identify the amount of savings for which our volunteers have been responsible. It is certain that the hours could be counted in the thousands and the dollars in the tens of thousands. By means of this article we hope to make all of our residents aware of the huge savings we have incurred through the efforts of our volunteers.

The OMB negotiated settlement with Geranium accomplished by our community leaders to have The Centre and exterior amenities enlarged and improved at a cost to CLDC of almost 2 million dollars plus the value added by our many volunteers has arguably added a significant amount of value to each household in Canterbury.

All of these savings and accomplishments by the various volunteers have kept the annual assessment to a level that amazes other adult life style communities and is making the new residents buying into our community question whether the annual assessment is annual or monthly. It is realistic to expect that our annual assessment will increase to meet our new challenges and as always, the CCRA Board will do its best to keep any increases to a reasonable level.

WHAT'S NEXT

We would like to send out a big *Thank You* to all the volunteers who have brought us to this point. Without this dedicated, communal effort what we have accomplished would never have been possible.

There is still a great deal we can accomplish and provide to our Canterbury Residents and we will need your help and cooperation, both physically and financially to reach our goals. It is fun, gratifying and meaningful to get involved in this community, so please think about stepping forward to volunteer. This is one of the best places to live in Canada and your participation will be just as good for you as it is for our community.

We have all been working together to ensure that not only do we get a first-class facility at the end of this project but that it pays dividends for years to come. We will communicate further as we get closer to the actual move into The Centre.

Issued by: Canterbury Transition Committee