



SEWER UPDATE



There is still a serious ongoing problem affecting the entire community of Kenron Estates. Adult incontinence underwear, disposable wipes, feminine products, baby diapers and rags are being flushed down the toilets. Once they are flushed, they wrap around the impeller in the pumps, which prevents the pump from working properly until the point where the pump overheats and turns itself off. Once it turns itself off that allows sewage to back up. The more times the pump shuts down this way, the more strain it causes on the pumps and ultimately will burn the pump out completely. We are still experiencing a large number of problems with clogging the sewer pumps. To unclog the pumps, they have to be lifted out of the sewer lift station pits in order to remove and untangle the debris. Last year the pumps had to be lifted (pulled) 45 times, and one pump had to be sent out for repair, another for a complete rebuild with a total unnecessary cost for the year of \$6841.15. If we as a community continue flushing these items, we will need to purchase brand-new pumps that cost in excess of \$7,500.00 apiece in the very near future.

Not only is this costing the community money but every event increases the potential of a large sewage spill. Any sewage spill would involve the Ministry of the Environment, and could be a timely and costly cleanup endeavor.

Please ensure that your guests or personal support workers are aware not to flush these items in the future to ensure that our sewer system can function properly and keep these unnecessary costs to a minimum.



SNOW REMOVAL

The Kenron Residents Association Board of Directors would like to thank KMT's Team for the extra end of driveway clearing due to the heavy wet snow from the December 16th storm and keeping the roadways traversable during the December 23rd Blizzard. Many residents have let Board members know how much that was appreciated.

Just a reminder that the snowplows and sanders have the right of way. If you see them coming, please take an alternate route or pull off on a side street until they pass.

Mailboxes

When picking up your mail at the community mailboxes, please keep in mind that the parking lot is shared with the Rec. Centre. Watch for people exiting the Rec. Centre when driving thru this parking lot, as there have been numerous reports of people almost being hit by vehicles driving in this parking area.

Annual Meeting Results

The 31st Annual Meeting of the Kenron Residents Association was held Thursday, October 27th, 2022 with 163 members present in person or by proxy,

The highlights of the meeting were as follows:

- ❖ The \$10.00 increase to the **Maintenance Fee** and an additional \$5.00 for the Roads account was approved by the membership. The new amount of **\$200.00** will begin **December 1, 2022**. If you are set up on pre-authorized withdrawals the office will change your payment amount automatically.

❖ Amendments to Park Rules “d, m, o, p & v ” proposed by the Board, regarding vehicles, fences, lawns, appearance and dogs were approved by the membership.

❖ The new rules read;

d) Vehicles

All snowmobiles, dirt bikes, A.T.V.'s and unlicensed vehicles are hereby banned from using any roads or common areas of Kenron Estates unless trailered. All motor vehicles stored on the home site must be operational and cannot have flat tires. The above noted ban shall be added to the existing rules applying to all leases, be they month to month or Resident Ownership, and the Owner is hereby given full authority to enforce the ban with any and all remedies available under the law. No parking of any commercial/highway vehicle with a gross weight of one ton or more is allowed within Kenron Estates;

m) Fences

All fences or hedges installed by the Tenant on a Mobile Home Site must receive prior written approval of the Owner by Alteration Request and these cannot extend past the front of the mobile home unit in any direction or be higher than six feet. Must be constructed out of pressure treated lumber, stained or painted wood, coated or non-coated chain link, or aluminum or vinyl board, but not page wire. All fences and hedges must allow for a minimum four-foot opening or gateway for service access to the mobile home site. Upon receiving written approval of the Owner (KRA), landscape features including but not limited to trees, shrubs, flower beds, planters or displays may be placed curbside, but must remain a minimum of 5 feet back from the curb. Sidewalks and walkways will be permitted within the five-foot set back provided they are at ground level;

o) Lawns

Mobile Home Site lawns shall be kept well-trimmed and maintained to a standard which is, in the opinion of the Owner, commensurate with the maintenance of Kenron Estates as a first-class residential community. Grass cannot be higher than 6 inches. No person shall deposit grass cuttings or snow onto streets. Failure to adhere will result in the maintenance staff removing the material at the homeowner's expense. Composting materials are grass, leaves, plant matter, and yard waste, but should NOT include dog waste! We will accept your compostable items in biodegradable paper bags only. Compost bags cannot exceed 40 lbs. Compost must be out at the curb by 8:00 a.m. on the day of pickup. Brush or small tree limbs up to 2.5" in diameter must be cut in 4' lengths and tied in bundles. Loose brush piles will not be picked up. If you remove a tree, you must dispose of the tree/brush off site. It cannot be disposed of in the compound area.

p) Appearance

The Mobile Home Unit shall be kept well maintained to a standard which is, in the opinion of the Owner, commensurate with the maintenance of Kenron Estates as a first-class residential community. The eavestrough and fascia must be kept clean and properly attached to the home.

v) Dogs

The owner shall be responsible for their dogs and/or pets while in Kenron Estates. The Kenron Residents Association may ban or issue sanctions against dogs they deem dangerous or aggressive, as per the Dog Owner's Liability Act. All pets must be contained on their owner's property – in the dwelling or fenced area. They shall be on a leash no longer than 2 meters in length when off the owner's property. All dogs must carry up-to-date Quinte West tags and annually provide that number, owner's name, address, telephone number and pets name to the Kenron Residents Association. The owner must ensure their pets and dogs are properly immunized and registered at the office. No kennels shall be allowed within Kenron Estates. For the purpose of the above referenced bylaw, a service dog must be a specially trained animal

which assists an individual with a disability. If it is not readily apparent that the animal is a guide or service dog, then the Ontario regulations state a letter may be required. The letter must be from a regulated medical professional verifying that the animal is required for reasons relating to the individual's disabilities. The actions of the guide or service animal are the responsibility of the Owner. The Owner shall ensure that the service animal wears a vest displaying "Service Dog" when off the Owner's property;

Park Standards were amended this year to include the Rule changes to fences, lawns and appearance and now reads as follows;

- ❖ Soffits on the mobile home and all exterior storage structures must be either vinyl, aluminum or pre-finished steel. The eavestrough and fascia must be kept clean and properly attached to the home.
- ❖ All trees and shrubs on the mobile home site must be trimmed on a regular basis so as not to interfere with the rights of other residents to their mobile home sites. Any trees or shrubs obstructing street lighting or impairing visibility for vehicles or pedestrians must be removed at the homeowner's expense. Grass cannot be higher than 6 inches.
- ❖ All fences or hedges installed by the Tenant on a Mobile Home Site must receive prior written approval of the Owner by Alteration Request and these cannot extend past the front of the mobile home unit in any direction or be higher than six feet. Must be constructed out of pressure treated lumber, stained or painted wood, coated or non-coated chain link, or aluminum or vinyl board, but not page wire.

There were two Directors positions available this year and they were filled by Rick May and Diane King. The new Board is as follows:

Rick May, President

Elva Wilson, Vice President

Donna Kenny, Secretary

Diane King, Treasurer

Bob Andrus, Director

Allen Robinson, Director

Ed Petrusma, Director

****Ed Petrusma has resigned, effective Jan 25, 2023 and the Board has appointed past Director Earl Martin to fill the vacancy until the next AGM.

Street Parking

With winter weather here, please remember that street parking is strictly prohibited. Vehicles parked on the road impede snow removal. Failure to adhere may result in vehicles being towed at the owner's expense.



Dogs

Don't forget to supply the office with your new dog tag number when you renew the tag in January.

New Telephone Number

Just a reminder to new residents, please advise the office of your new telephone number, once you have your telephone hooked up. If you have changed your telephone number in the past year or so, please ensure that the office has your up-to-date number on file.

Dates to remember:

Compost Pick Up: To resume Monday collections starting Tuesday April 11, 2023 (Monday is Easter)

Kenron Estates Community Yard Sale: June 3 and 4, 2023

Spring Bulk Pick Up: June 5-8, 2023