

2018 Wasausink Lands Inc. Newsletter

Opening the Cottage

It's that time of year.... opening the cottage. It was another year of unpredictable winter weather, from extremely cold temperatures for long periods of time, to above normal warmer weather over the winter season. That being said, upon arrival to the cottage there is no telling what is waiting for you!

WLI recommends up arrival to have a look around the lease lot for any outdoor/indoor issues.

- Walk around and view if any issues with hydro line, and any trees down.
- How does the deck/dock look?
- Look under cottage, any damage from the frost to the post, piers, pads.
- Any damage to windows, screens, chimney.

Once you have walked the lease lot check on the inside of your cottage.

- Is there any visible water damage.
- Turn the water on, any leaking pipes.
- Check cupboards, counter tops for signs of mice and other animals.

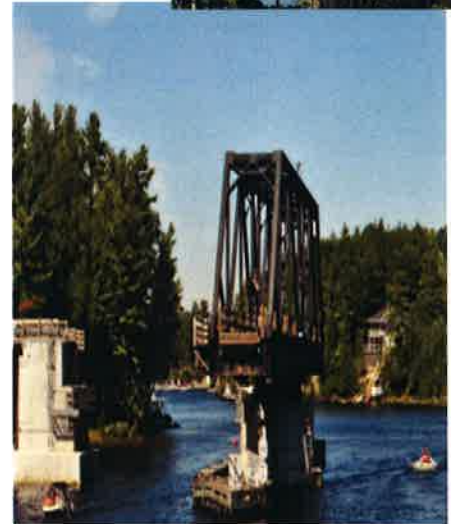
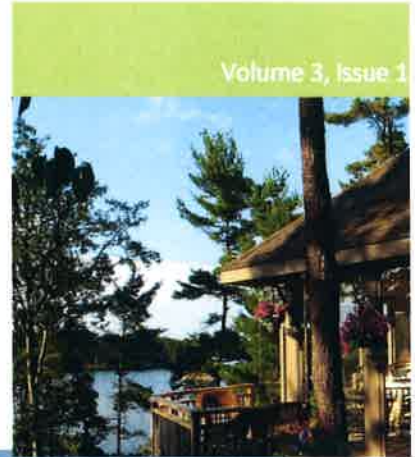
Making your time most count and not having your May long-weekend filled with chores and things to do, give WLI a call, we can assist with your yard maintenance and cottage cleaning needs. There's no reason why your long-weekend is all work and no play.

Remember to bring everything you will need for that opening weekend.

- Insurance documents (cottage and boat)
- Keys-do you have all the keys required at the cottage.
- Tool Kit (there will be something that weekend that needs to be fixed)
- Cleaning supplies
- Batteries
- And let's not forget water/food and clothes (based on weekend weather forecast)
- And one last thing...bug spray, lots of bug spray.

Opening your cottage is exciting, it's the start of warmer weather, with sun filled days and enjoying what Georgian Bay has to offer!

Enjoy and have a great 2018 season!



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**Wasausink Lands Inc
Staff**



Crystal Turner
Operations Manager



Tina Tabobandung
Lands Officer



Amanda King
Receptionist



Alex Matthews
Transit Driver



Arlene King
Custodian

**Wasausink Lands Inc
Board of Directors**



Dianna Tabobandung
President



Lauren Pawis
Vice President



Marlene Munroe
Treasurer



Raymond Tabobandung
Secretary

**Wasausink Lands Inc.
Corporate Members**



Deborah King



Cindy Pegahmagabow



Steve Tabobandung

Please note: we have some staff changes this year, James Walker Pegahmagabow, WLI Leasing Officer, has left the organization, we wish James all the best in his future endeavors. Tina Tabobandung has accepted the full-time position with WLI as our Lands Officer, Tina is responsible for all leasing and overseeing the Lease Lots. Last year, Tina was WLI's Property Officer and is very familiar & knowledgeable with the overall operations of WLI, if you have any questions, or require assistance with requests etc. Tina will be able to assist you.

Tina can be reached at 705-746-7601 or email lands@wasausinklandsinc.ca.

Septic Compliance

Septic compliance remains on-going and the program will continue to run thru to April 30, 2032. *Some Lessees will be required to provide a document by a licensed sewage installer, indicating the Septic System located on WLI Lease Lot is in good working condition this year. Lessees will be notified by a letter from WLI with timeframe document is due.*

Mark your calendars: All Lessees will be required to submit a septic system document regarding condition of system on May 1, 2022 and May 1, 2027.

Lease Lot Inspection

This season WLI will be visiting Lease Lots to do an up-to-date Lease Lot Inspection and this program will remain on-going until April 30, 2032.

Some of the things we will be looking at is the status of the Lease Lot, which includes:

- Cleanliness, has the land been kept clean
- Condition of the cottage, sheds, garage etc.
- Condition of the forest (noting and marking of dead trees etc.)
- Type of plant growth, are there any invasive plants species. *One of Ontario's most unwanted plant species is Garlic Mustard, Dog Strangling Vine and Common Buckthorn.*

We would like Lessees to be in attendance during this inspection, however, we understand that this maybe a challenge for some. We will be randomly making site visits and we will be providing Lessees with a report upon completion. We encourage ALL Lessees if possible to schedule an appointment with WLI Lands officer, so you can be attendance during the site visit.

Land Use

WFN has passed a Land Code, which means **ALL** land of Wasauksing First Nation (Parry Island Reserve NO. 16) has been reverted back to the First Nation and WFN has jurisdiction over their own land. As WFN works on their policy and procedures, some rules or laws may affect WLI Lessee's. As these are introduced WLI will inform Lessee's of the change and any new requirements that effect the Lease Land.

www.wasausinklandsinc.com

Check out our webpage, there is a tab for our Lessees, which has all of our Newsletters that can be downloaded, application form for transfer of Lease and request form.

#2542648 Ontario Inc.

Cottage Cleaning & Yard Maintenance Service

"Every hour counts at the cottage - Let us do the cleaning"

Yard Maintenance

- * Lawn Care (Mowing, edging, trimming)
- * Spring/Fall Clean ups
- * Brush cleaning/removal
- * Repair and clean gutters
- * Stain decks/docks
- * Repair decks/dock



Cottage Cleaning

- * Sweeping & mopping
- * Dusting & windows
- * Cottage opening/closing
- * Spring/fall cleanups
- * Bedrooms, Bathrooms, living & dining areas

Call and book today!

Wasausink Lands Inc.

14 James st, Parry Sound ON

705-746-7601

administration@wasausinklandsinc.ca

* Fully insured and employee bondable*

Wasauksing First Nation Waste Transfer Station

Rules and Regulations surrounding WFN Waste Transfer Station

- Transfer Attendant is on site to monitor and maintain the Waste Transfer Station. To assist the Transfer Station Attendant, please provide the number of bags of garbage and recycling; WLI Card must be presented.
- Recycling is MANDATORY all waste must be placed in designated receptacles.
- Please sort your recycling into the proper containers: i.e.) Mixed Fibers.
- If disposing of any broken glass, please place in taped cardboard box and mark "Broken Glass."
- Do not dispose of any sharps, needles, syringes in garbage or recycling, containers are available through a pharmacist.
- Empty and rinse all containers, this eliminates odors, bees, ants, fruit flies, animals: bears, dogs, cats, rodents and raccoons.
- Flatten all cardboard boxes i.e.) cereal, cracker, cookie, Kleenex boxes.
- No animals or fish remains to be disposed at WFN Waste Transfer Station.
- Please have children remain in vehicle for safety reasons.
- For vehicle traffic coming in and out of the Waste Transfer Station, please drive SLOW.
- Do not leave any bags of garbage at the gate after hours as this only causes animals to tear them apart and make a mess at the entrance.
- WFN Transfer Station will not be accepting Hazardous Waste.
- Please Note: WLI Lessees will have the opportunity to drop-off bulk items at an additional cost. (i.e. sofas, mattresses, dressers etc.)

Should any illegal dumping occur by Lessees, program maybe cancelled by WFN

Wasauksing First Nation Waste Transfer Station

will be open to Wasausink Lands Inc. Lessees,

as of

May 1, 2018 to October 31, 2018.

Wednesday 4:00-8:00 PM

Saturday & Sunday 9:00 AM to 4:00 PM

Tags will be required (\$5.00 per tag)

Tags purchased in previous years will be honoured.

PLEASE NOTE:

Tags can be purchased at WLI office

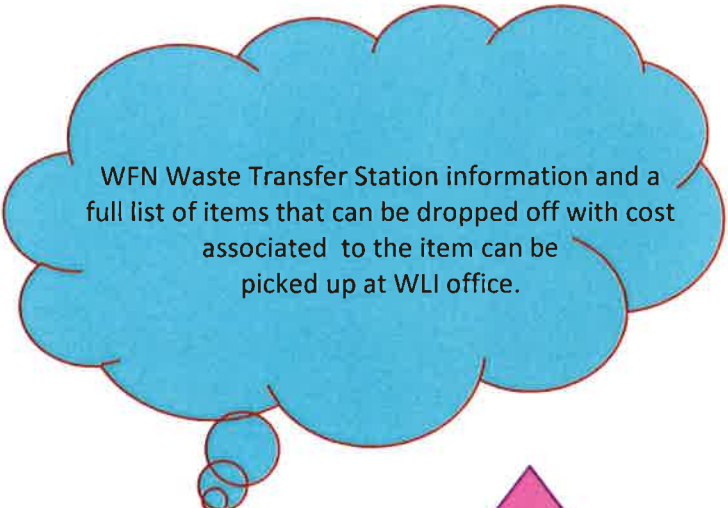
or

The Island Gas & Variety.


The Islands Gas and Variety Centre

Gas • Groceries • Homemade Food • Self Storage Units
Wally A. Gognavec, Owner/Operator - (705) 746-3701
islandsgas@sympatco.ca

3306 Deemeemguk Rd., P.O. Box 624, Parry Island, ON P2A 2X5
(2 km. from the swing bridge)



WFN Waste Transfer Station information and a full list of items that can be dropped off with cost associated to the item can be picked up at WLI office.



Remember:
Reduce, Re-use, Recycle



INSURANCE REQUIREMENTS UNDER THE LEASE AGREEMENT

As per the Sublease Agreement section 24

1. PROVIDED THAT the Lessee will at the commencement of and during the said term:
 - A. Take out and maintain public liability insurance in the minimum amount of not less than Two Million Dollars (\$2,000,000.00) and in form satisfactory to Wasausink, whereby the Lessee and Wasausink are indemnified against legal liability incurred in respect of the death or of injury to persons or of the loss of or damage to property caused or attributable to the possession, use or occupation of the demised land with loss payable to the Lessee and to Wasausink as their respective interests may appear;
 - B. Take out and maintain fire insurance for a reasonable amount and in a form satisfactory to Wasausink, whereby the Lessee and Wasausink are indemnified against loss by fire or other insurable causes of property damage on the demised land and the cost of needed restoration of the demised land and buildings erected therein and thereon and as a result of such causes with the insurance proceeds payable to the Lessee and Wasausink as their respective interests may appear. In the event of a total loss and substantial damage to any structure on the demised land, the Lessee may elect to reconstruct or repair the structure or surrender this lease upon restoring the demised land to a condition satisfactory to Wasausink's representative, such election to be made within sixty (60) days of such loss; if the Lessee elects to surrender this lease such restoration shall be made by October 31st following the loss or within thirty (30) days of such election, whichever is the later; and
 - C. Shall produce upon request, evidence satisfactory to Wasausink; of the policies and payment of premiums relating to the insurance called for in paragraphs (a) and (b).

Please submit a copy of the above insurance requirements no later than May 1, 2018 to Wasausink Lands Inc. office.

Any questions about insurance.....are you getting the best price.....are your fully covered.....have you expressed to you insurance company distance from local Fire Department Station.....

BrokerLink can help...give them a call for your free quote...always good to investigate your options and get the best bang for your buck!



MOTHER NATURE IS FULL OF SURPRISES.

YOUR INSURANCE SHOULDN'T BE.

At BrokerLink, we'll take the time to discuss your insurance needs, review your options and tailor a policy to fit your life. We're here to offer friendly, professional advice to help protect the things you care about such as vacation properties and seasonal toys.

By working with BrokerLink, you can rest assured you're covered to meet the unique requirements set by Wasausink Lands Inc.

BrokerLink.ca

Call or visit us to get a free, no obligation quote.
705.746.9315 | 24 William St., Parry Sound


BrokerLink
Auto/Home/Business Insurance

Insurance services provided through BrokerLink Insurance Co. (BrokerLink & Group), a member of the BrokerLink Group, are underwritten by licensed insurance companies. BrokerLink Insurance Co. is a member of the BrokerLink Group. ©2017 BrokerLink Insurance Co. All rights reserved.

Documents required to Transfer or Purchase a cottage on WLI Lease Lots.

<u>Adding/Removing an individual (s)</u>	<u>Death of a Lessee</u>
Application	Application
\$500.00 Administration Fee	Last Will and Testament
Two (2) Financial References (see below)	Executor of the Estate
One (1) Character Reference (see below)	Death Certificate

First Financial Reference

-A reference from any Bank (TD, CIBC, BMO etc.)

Second Financial Reference can be:

- Investments
- RRSP
- A loan or Lease
- Credit Rating i.e. Equifax
- Employer

Character Reference can be:

- Family member
- Friend
- Mentor

Transferring a Lease over to a potential new cottage owner and for Board Review

- Application
- \$500.00 Administration Fee
- Two (2) Financial References for potential cottage buyer
- One (1) Character Reference for potential cottage buyer
- Lease Lot Compliance Completed and form submitted
- Septic Compliance form submitted
- Purchase of Sale Agreement

Documents provided upon Board Approval of Transfer of Lease.

- Original Assignment of Sublease
- Assignment of Sublease
- Affidavit
- Consent to Assignment of Sublease
- Matrimonial Real Property Assessment Form (completed by Seller and Buyer)

Please Note: *Above documents need to be original and cannot be photocopied or faxed back and forth.*

Wasausink Lands Inc. holds their Lease Meetings the 2nd Tuesday of each month. It is at these meetings that Transfers to new potential cottage owners are reviewed. Please ensure all documents are handed in at least 3 business days prior to a meeting so staff can review and request for transfer can be added to Lease Meeting Agenda.

Wasausink Lands Inc.

Fee Amounts and Description of Associated Fee's

When not APPROVED by Wasausink Lands Inc.

Environmental-----Up to \$3,000.00

Changing the foot print of the land from its natural state, environmental contamination to the land and water. Authorities will be notified to investigate all reports. All cost associated to the investigation will be the responsibility of the Lessees.

Septic-----Up to \$10,000.00

Septic leakage & non-compliance issues. Authorities will be notified to investigate all reports. All cost associated to the investigation will be the responsibility of the Lessees.

Altering the Land/roads/culverts-----Up to \$5,000.00

Altering roadways, driveways, adding gravel, sand, digging ditches, and adding culverts. All cost associated investigation and with repair caused by the alteration of the land will be the responsibility of the Lessees.

Building-----Up to \$5,000.00

Building new structures or renovating existing structures such as garage, shed, decks, docks, retaining walls, boat lifts, etc. without approval by Wasausink Lands Inc. will result in a fee up to \$5,000.00 and removal of structure at the cost of the Lessee.

Docks-----Up to \$5,000.00

As of May 1, 2015, no new docks with cribs will be allowed. Existing docks with cribs be noted by WLI. Altering/repairing/adding dockage without WLI approval will result in a fee and the Lessee will be responsible for associated cost to the investigation, including removal of structure.

Commercial Use-----Up to \$3,500.00

The Board recognized commercial use as subletting a cottage, renting a cottage, docking privileges, and parking vehicles/watercraft for people other than who is on the Lease Agreement and Lessee's running any small business from the Lease Lot. WLI Board of Directors will not tolerate the use of the land which financial gain, service bartering or storage of items not belonging to the leaseholder. If found that this practice is occurring, the Lessee will be responsible for a fee up to \$3,500.00, and possibly termination of the Lease.

Tree Removal-----Up to \$3,500.00

Any trees removed without WLI approval may result in a fee and a reforestation plan and implementation of this plan will be at the cost of Lessees.

Noise Violation-----Up to \$1,000.00

A noise complaint reported to WLI will be investigated and the Lessee may be responsible for all associated cost to the investigation.

Disobeying Fire Restrictions-----Starts at \$500.00 and up based on call.

Any occurrences involving Wasauksing First Nation Fire Department, the Lessee will be responsible for all cost associated to the call and Wasausink Land Inc. may impose a fee as well based on situation and/or Lease termination.

Special Meeting-----Up to \$1,000.00

Special meetings with WLI Board of Directors due to a complaint, a fee, and/or at the request of the Lessee. Special meeting fee needs to be paid in advance prior to the meeting. Lessee may be responsible for any additional cost associated to the special meeting.

Late Lease Payments and WLI fee's-----Up to 30% and Lease Termination

Lease payments are due no later than **May 1** each and every year. Invoices are effective April 1.

- After 30 days 10% fee
- After 60 days 20% fee
- After 90 days 30% fee

After 90 days Lease Termination. Lessee will be responsible for legal fees and other fees associated with Lease Termination.

Attention WLI Lessees: Important Notices



Absolutely No Hunting or Harvesting on Wasauksing First Nation Territory (Parry Island Reserve No.16)

Under the Indian Act section 93 states "A person who, without the written permission of the Minister or duly authorized representative"

- a. Removes or permits anyone to remove from a reserve
 - i) minerals, stone, sand, gravel clay or soils or
 - ii) trees, saplings, underbrush, timber, cordwood, or hay or
- b. Has in possession anything removed from a reserve contrary to this section, is guilty of an offense and liable on summary conviction to a fine not exceeding five hundred dollars or to imprisonment for a term not exceeding three months or to both.

Anishinabek Police and/or OPP will be notified to investigate all cases reported.

Wasauksing First Nation Fire Department
Does not allow burning between 10:00 AM to 6:00PM



When burning please follow these precautions:

- Proper equipment to be on hand. (axes, shovels, rakes, pails and a water source)
- Proper man power 2-3 people
- No burning during windy conditions

Pay attention to fire rating signs posted in designated areas. You are required to follow all rules set by WFN Fire Departments.

Any issues: call 911 and ask for WFN Fire Department.

Ice Cream Flavors

Y	M	T	R	L	C	H	O	C	O	L	A	T	E
A	S	K	C	A	R	T	E	S	O	O	M	E	T
P	Y	V	A	N	I	L	L	A	S	N	O	T	E
M	K	D	E	T	D	E	A	C	F	A	N	A	A
C	A	T	N	L	I	N	N	A	O	C	O	O	E
O	K	P	O	A	A	G	O	D	K	E	A	E	T
E	C	U	L	N	C	A	E	F	O	P	L	R	N
D	O	T	A	E	E	N	O	R	Y	W	E	E	E
O	C	B	O	A	W	Y	O	T	T	E	O	I	E
C	O	I	E	A	A	A	R	T	S	A	O	A	R
R	N	T	T	C	R	A	L	E	T	N	I	A	G
E	E	G	D	U	F	O	S	N	I	O	V	L	T
D	A	O	R	Y	K	C	O	R	U	A	C	G	T
A	E	E	T	U	N	O	C	O	C	T	P	E	S

- COTTON CANDY
- MAPLE WALNUT
- PECAN
- BANANA
- TIGER TAIL
- MOOSE TRACKS
- COCONUT
- ROCKY ROAD
- GREEN TEA
- FUDGE
- REESES
- CHOCOLATE
- VANILLA

Play this puzzle online at : <http://thewordsearch.com/puzzle/416/>



We would love to hear from you with your Comments or Suggestions!

Have a great summer picture you would like to share in next year's Newsletter, send it to us.

Wasausink Lands Inc.

14 James St.

Parry Sound, ON P2A 1T2

Mailing Address:

P.O. Box 238

Parry Sound, ON P2A 2X3

Phone: 705-746-7601

Fax: 705-746-8696

Email: infor@wasausinklandsinc.com

Web Page: www.wasausinklandsinc.com

Have a safe and fun 2018 Season!