



# PROPERTY MANAGEMENT

Box 100, Thornbury, ON N0H 2P0

B.8.1

Phone: 519-599-3585  
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December 11<sup>th</sup>, 2017

Town of the Blue Mountains  
32 Mill Street, P.O. Box 310  
Thornbury, ON N0H 2P0

Attention: John McKean  
Gail Ardiel  
Robert Gamble  
Joe Halos  
Michael Martin  
John McGee  
Michael Seguin

RECEIVED  
DEC 21 2017

TOWN OF THE BLUE MOUNTAINS  
PER: \_\_\_\_\_

RE: - Lora Bay – West Ridge Drive

Dear Members of Council,

The purpose of this letter is to request Town of the Blue Mountains help us develop an interim safety solution regarding West Ridge Drive until such time as assumption by the Town from LBC is negotiated.

Attached are pictures from Grey Common Element Condominium Corporation No. 79 residents showing truck tires slipping (both this year and last). We are very concerned about the lack of salt and sanding.

This is a safety issue for pedestrians and vehicles. Frankly, the Board of Directors are hypersensitive this year as a result of all the construction going on and the heavy vehicles attempting, sometimes unsuccessfully, to make the turn on a curve west of the traffic circle. Vehicles new to the icy curve seem to be surprised when it sneaks up on them and several have slid into the curb this year and last.

There is also a safety issue with regards to the school buses that must access the circle as well as West Ridge Drive. Moreover, any emergency vehicles that need to access these areas.

The fear is that they will be sliding into other vehicles and worse, into pedestrians.

As you know there is no sidewalk and the locals are walking on the road, sometimes with children or grandchildren in a carriage.



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Therefore the Board feels obliged to instruct a snow plow service to apply sand and salt to West Ridge when the developer may not be aware of conditions.

As residents who pay the full shot in MPAC taxes as well as condo fees, we do not think we should have to pay additional fees to top up existing arrangements for plowing but feel we must take that action for safety sake and worry about the fairness of those charges later.

We would hope the Town could help us enjoy the same safety standards as other residents in The Town of the Blue Mountains benefit from.

The situation arises due to a long drawn out development cycle that would not happen in say Brampton. But we are paying both condo fees and Town taxes and still do not have assumption of our roads after more than a decade. Surely this anomaly has been experienced elsewhere in the Province and satisfactory solutions arrived at primarily for safety's sake but also in the name of fiscal fairness.

The Board of Directors and Management Company will be happy to sit down with the Town and our developer at any time to try and resolve this.

Yours Truly,  
Grey Common Element Condominium Corporation No. 79  
By its authorized agent and manager  
E & H Property Management

Mrs. Nichole Martin, R.C.M.  
Property Manager  
[nmartin@ehpm.ca](mailto:nmartin@ehpm.ca)

cc to Shawn Everitt and Larry Dunn

