



INVERLYN LAKE COMMUNITY NEWSLETTER

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A Celebration of Inverlyn Lake Estates



Inverlyn Lake Estates is now essentially complete. I have never met a resident who did not agree that Inverlyn is a magnificent community. It is surely time to celebrate.

The following pages attempt to document at least some aspects of the evolution of our condominium. Many recent residents may know little about its creation by Sam MacGregor and his family, and a desire to pass on this important record of our history prompted this special issue.

Our overview documents mainly physical things. But, as I read through the completed issue, I believe it also speaks on a different level. Our community is more than just bricks, mortar, water, grass and trees: it is a community of wonderful people.

In the early years of Inverlyn there were relatively few residents, and the 2008-2009 recession kept numbers low for some time. Most residents knew most others, not just their immediate neighbours. Condo income was limited and so were services. But it was a special time. Many of us were stimulated by the challenge of making a community grow by such things as organizing events, contributing to enhancement projects and even participating in a spring maintenance cleanup day! Perhaps because we were relatively few, we were also more accepting of different interests, different priorities and desires—or perhaps they were just not so apparent. There was a sense of oneness, of belonging, nurtured by involvement, by contributing and by knowing that one's voice was heard.

Some longer-term residents now feel we have lost some of that early magic, and the pandemic is not the sole cause. Perhaps we are indulging in wistful nostalgia, but we hope we can re-discover some of what we miss.

This special issue of the Newsletter is an attempt to provide an overview of our communal journey so far, and we hope that greater knowledge and understanding of where we came from might help us make good choices as we move forward.

The Newsletter Team--**Sheila Green, Bob Hicks, Janet Buehlow, Jim Shaw, Irene Holmes** and **Glyn Holmes**--has worked diligently to produce this special issue. Working with these wonderful, talented and altruistic human beings is both a joy and a privilege. I would also like to thank **Sam MacGregor, Bob Krupp** and **Annie Small** whose involvement in this issue has been invaluable.

From Vision to Reality: The Evolution of Inverlyn

Glyn Holmes



All of us will know that Inverlyn Lake Estates, the place we now call home, was not created by the wave of a magic wand. In fact, as Sam MacGregor describes it, Inverlyn is not a creation, it has been an evolution.

Back in the mid-60's Sam owned a 7 ½ acre parcel in the southwest corner of what is now our communal home, where he had created a trailer park, roller park and

miniature golf. Sam wanted to expand, so approached the owner of the farm which abutted his development. He told the owner the truth: he had little money but wondered if he had enough to encourage a sale. A deal was struck.

At the time, Sam was working full-time as an electrician at



Douglas Point (Bruce Nuclear) and he knew that the farm he had just bought had rather light soil. However, he also knew that there was gravel beneath and he began to wholesale this product.

Over the next several years, Sam—rarely happy with a single project—developed a number of other areas of Kincardine, whilst the gravel pit became something of a financial lifeline for him.

But as the gravel was removed, he was faced with a stark

ecological reality: his gravel pit had scarred the landscape. He saw it as his responsibility to repair it.

A holiday in Florida with his beloved wife, Joan, offered a solution. He saw a 200-unit co-op, gated community, which had easy access to the ocean. Now there, he thought, might just be an ideal solution to the problem: a new condominium community in Kincardine, centered around a Clubhouse, with real possibilities for nearby recreational activities.

The overall vision was born. Of course, there were a few details to be incorporated into a blueprint. The site was part of an aquifer that carried water from the higher surrounding land into



the woodlot, which then fed the gravel-pit-turned-lake which then fed Lake Huron. The new community would therefore have, as a visual centerpiece, a little lake, maybe later encircled by trees, and which would be part of an ecologically sound, natural water system. There was enough land around the little lake for some 150 units, and the woodlot would be a wonderful place to build a picnic shelter, a pond, an RV enclosure and still accommodate various species of fauna.

In 2005 the task of turning vision into reality began, and for a couple of years all seemed



fine. Then, throughout 2008, the economy hit a wall; investments tanked, home sales plummeted, and nervous new-home buyers tended to look askance at a rather bleak looking tract of land dotted with a handful of houses. It was time to tough it out and not dwell on the millions that had just been invested in surveyors, roads, sewers, street lights, services to mainly vacant lots and so on.

After some houses built by other contractors were below the quality Sam wished his community to showcase, a major decision was made: he hired a crew.

headed by Bud Thacker, to do the bulk of the home construction for MacGregor Enterprises. And so a MacGregor sales office was built and Sam's three daughters, Deborah, Heather and Annie, set to work planning house construction, dealing with customers, organizing work crews, scheduling deliveries, dealing with existing homeowners and their concerns, and serving on the condo's first Board of Directors.



More than fifteen years after the first shovel went into the ground, the vision has become reality. As I write the first draft of this article, Sam and I had this morning sat on my back porch (which I consider to be the best-viewing back porch of all Inverlyn), bathed in warm sunlight, and we surveyed the scene.

"Are you proud of what you and your family have done?" I asked Sam.

Unsurprisingly, he confessed that he was, and that Inverlyn had turned out even better than he had imagined. In almost the same breath, he insisted that Inverlyn Lake Estates

has been a joint effort. "The Boards have done an incredible job," he insisted, and he was also swift to recognize the contributions of countless volunteers and the projects they have initiated and laboured to fruition.

As we looked out at the beautiful, ecologically-sound vista before us, Sam confessed that he was "incredibly pleased".

And then he quoted one of his favourite axioms: "Doing well by doing good is an acceptable thing".

Well, Sam, you done good!



Inverlyn Icon: Sam MacGregor

Bob Krupp

The Early Days



Prior to planning, designing and seeking approvals for the Bruce Vacant Land Condominium Corporation (Inverlyn Lake Estates), Joan and Sam MacGregor experienced a lifetime of adventures while raising their family. This close-knit family currently consists of three daughters and their spouses, ten grandchildren and eight and a half great grandchildren.

Sam and Joan were married in Stratford on September 4, 1954.

In 1961 Joan and Sam, with their first daughter, Deborah, returned to the Kincardine area from Stratford when Sam left employment at Canadian National Railroad (CNR) to seek self-employment. Sam's father was Norman McGregor, born in 1897 in a log cabin on the north side of Con. #8 Huron Township, West of the village of Ripley. A second-generation Canadian, whose grandparents had migrated from the Isle of Lewis in the Outer Hebrides of Scotland.

Sam's mother was Annie Elizabeth McLeod, also a second-generation Canadian whose grandparents had also migrated to Canada from the Isle of Lewis. His mother

was born in 1904 on the South side of the 8th Concession in Huron Township, east of Ripley.

Although raised in Stratford, as a teenager, Sam spent his summers working on his grandparent's farm near Ripley, the hard work providing a good work ethic. The farm had no electricity, indoor plumbing or telephone and all the cultivation was accomplished with horses. Milking twelve cows twice daily and separating whole milk into cream and skim milk was done by hand and all meals were cooked on a wood-burning stove year-round. He adopted common sense practices that incorporated efficiency and avoided waste... including energy.

Shifts at CNR in Stratford as well as electrical work at St Mary's Electric provided enough money to begin Sam's entrepreneurial endeavours in Kincardine and area. In the early days, Joan continued to work at Canadian Federated, which produced upholstered components for cars, and Joan's wages were used for living, while banking Sam's wages in order to get ahead until Joan gave birth to their first daughter, Deborah, prior to relocating to Kincardine.

Upon returning to Kincardine, some of Sam & Joan's early endeavours were centered around tourist activities as well as community entertainment, including:

1960 – Refreshment Booth & Hotdog Stand on Boiler Beach

Since revenues from this venture were limited, Sam also took a position at Douglas Point when it was being designed and constructed as the first commercial CANDU reactor in the province. As an electrician, he was instrumental in wiring common services at Douglas Point.

As Douglas Point construction progressed and many more electricians were hired, Sam supervised the installation of the control room wiring where he worked with and learned from several competent professional engineers and technicians.

During his time at Douglas Point Sam learned the fundamentals of single-purpose condensing turbines which, when compared to the efficiencies of co-generation, is a very wasteful technology. He

had witnessed the efficiencies of co-generation (utilization of heat energy for more than one use) at the CNR.

1961 – Boiler Beach Tent & Trailer Park

Soon after the birth of their second child, Heather, Joan and Sam designed and constructed facilities for Boiler Beach Tent & Trailer Park. The 19-site park became an overnight success and with proceeds from the refreshment booth and Douglas Point wages, they expanded the park to 27 sites.

Joan and Sam, together with support from family, provided administration, maintenance and operational functions while caring for Deborah and Heather.

Needing and wanting to develop their established tourist business in order to achieve self-employment, more land was required, and in 1964 they purchased an additional 10 acres adjacent to their existing 7.5-acres from William Keyes.

Joan and Sam's third daughter, Annie, was born in Kincardine hospital and was the 1965 New Year's Baby. At that time Dr. Milne was the most active doctor in Kincardine and Kincardine Hospital operated as a full-service hospital with paediatricians and full surgery services.

In the spring of 1966, a low-interest business improvement loan was arranged that was used to expand the trailer park from 27 sites to 120 sites, develop a nine-hole miniature golf course, a driving range and an outdoor roller rink. They also moved the booth from the beach to facilitate the roller rink and mini-golf, as well as to sell hot dogs etc. and provided washrooms in the camp for beach patrons.



1966 – Boiler Beach Mini Golf & Skating Rink & Drive-in Theatre

Utilizing the additional property, Boiler Beach mini golf, roller rink and drive-in theatre were constructed and became a popular entertainment complex providing a place for teenagers to congregate where there was supervision.

Lemons to Lemonade

Sam employed a lemons-to-lemonade

axiom by recognizing a need in the community and proceeding to resolve it with ventures that would also provide funds to promote an overarching passion to seek ways to achieve sustainable energy. The basic premise of the Bruce Energy Centre (BEC) was intended to illustrate how cascading of heat energy, as well as cascading agricultural product processing/upgrading, could demonstrate how nuclear energy could co-generate by utilizing surplus steam capacity which had been designed into Bruce Generating Station "A".

Sam's so-called "Steam Dream" was a major driver in many community endeavours.

As an example, Sam recognized the need for domiciles for incoming workers at BNPD and the inevitable opportunity for expanding commercial enterprise. To that end, together with family members and business associates, he purchased property, incorporated construction companies and processed several residential subdivision applications/approvals in Kincardine.

With the assistance of Charlie Merritt, a very progressive Kincardine Town Clerk, residential homes and various commercial enterprises were approved and constructed in several areas of the Community as evidenced below.

Residential & Commercial Development

While Inverlyn Lake Estates may represent the MacGregor family's first-class signature development, there were also a plethora of residential and commercial enterprises undertaken, primarily to fund efforts to develop Bruce Energy Centre adjacent to Bruce Nuclear Power Development.

Utilizing the aggregates located in the Boiler Beach Gravel Pit, Huron Ridge Construction Limited and Excel Craft Limited were incorporated to develop residential subdivisions and several commercial ventures including:

- 1967 – Huron Ridge Subdivision – North of Kincardine hospital adjacent to Kincardine Golf Club.
- Sutton Park Subdivision (McLeod Drive)
- Kincardine Highlands Subdivision (Williamsburg – located behind Beer Store)
- 1972 – Sutton Park Inn – Sam and his associates operated the Motor Hotel for several years
- Huron Heights Subdivision (aka Neighbourhood Three)
- **Boiler Beach Gravel Pit – managed by Sam's Brother, Morrison, (ultimately redeveloped as Inverlyn Lake Estates)**
- Huronville Subdivision
- Kincardine Trade Centre
- Downtown Mini Mall (National Trust building on Queen Street)
- Kincardine Community Centre
- Willow West and Huron Bruce subdivisions
- Sutton Park Mall (Zehrs [now No Frills] et al)
- Durham Court Offices & Apartments
- 1977 – In order to provide a “soap box” for his efforts to develop the BEC, Sam ran for election as Federal PC candidate for the riding

Bruce Energy Centre Development

- Resolute Development Corp. – Incorporated to advance development of BEC with the prospect of creating sustainable energy technologies and model process industry synergy
- Bruce Agripark 1-acre Greenhouse & Aquaculture Pilot – to demonstrate viability of greenhouses utilizing low-cost heat energy
- Bruce Energy Centre R.P. 3M-113 – lands located adjacent to BNPD for development of Energy Intensive Industry
- 1987 – Steam & Condensate Line Construction – completed by Resolute Development Corp to prepare BEC for industry
- Water & Sewerage Services within Bruce Energy Centre – Resolute installed internal services to BEC energy park
- Bruce Grain Products/Sunroot (Ethanol Plant) – first energy intensive industry to locate at BEC, producing alcohol
- 1987 – Bruce Tropical Produce Inc. 7.5-acre Greenhouse – constructed to illustrate space heating with excess steam from Bruce “A” at BNPD and originally intended to utilize CO₂ from the Ethanol Plant to stimulate tomato plants

- Integrated Energy Development Corp. (IEDC) – Methanol Synthesis Patent Development of Sustainable Fuels
- 1992 – R.P. 3M-149 200-acre Industrial Plan of Subdivision – additional lands zoned for energy intensive industry, intended for synthesizing sustainable fuels
- 1999 – 600-MWe Co-generation Project was intended to illustrate industrial co-generation – ultimately cancelled by the Nuclear Asset Optimization Program due to safety concerns at BNPD
- 2000 – Bruce Power (successor to British Energy) leases BNPD from OPG – following leasing out infrastructure at BNPD it was determined by Bruce Power that low-cost surplus steam from Bruce G.S. “A” would not be reinstated
- 2001 – Nuclear Steam Discontinued to Bruce Energy Centre
- 2002 – Greenhouse closes due to increased cost of electricity and heat energy

Although BEC appears to be stalled, a potential to demonstrate ways of producing net zero emission fuels is no less an important goal. To that end Sam, through supportive associates and additional incorporated entities, continues to this day to develop and enhance patents that could provide a template for seeking solutions to climate change caused by global warming.

Floods, droughts, wildfires, tornadoes and increasingly damaging hurricanes and tropical storms continue to disrupt human activities and cause untold hardships.

Although there is a concerted effort towards electrification to achieve decarbonization, the fact remains that there are still some 1.2-billion internal combustion engine vehicles on the planet, which is expected to increase to 2 billion by 2035. Therefore, a solution to manufacture a sustainable fuel that can serve the internal combustion engine must be developed.

Sam’s patents could provide a pathway to achieve this by only using fossil fuel-free inputs to synthesize a high-hydrogen-content liquid fuel produced only with naturally occurring elements. The process would use only renewable or nuclear-sourced electricity to produce hydrogen and oxygen, together with methane and carbon dioxide anaerobically digested from animal and fowl manures, sanitary sewerage and biomass.

Biogas produced with these naturally occurring elements are then synthesized into methanol (CH₃OH). To distinguish this fossil-free liquid fuel from methanol produced conventionally, the end product has been trade named ECOLENE™. Conventional methanol is manufactured from natural gas and exhausts huge volumes of greenhouse gas emissions in the process.

Judging from the above plethora of activities, one would think that Sam had little time to spend with Family. However, throughout Sam’s business life, family has remained a very important focus. Even though there were countless trips to meet with ministries, government leaders, bureaucrats and business leaders, Sam returned home each day, very rarely staying away from home.

When times were good and funds were available, family trips and activities were planned. Sam has always made time for his children, siblings, grandchildren and great grandchildren. For that matter, he also always makes time for folks that drop in unannounced.

Although Sam has been very busy his whole working life, he has always maintained that money is simply a tool to achieve a goal. Sam says

“Family and Friends are the most important asset a person can have.”

The Lake

Glyn Holmes

The gravel pit turned **lake** is, of course, the visual centerpiece of Inverlyn Lake Estates and Sam sought to maximize its appeal to residents and passers-by alike. Rather than have a lake that was just a big hole in the ground, he created two **islands**, made accessible by bridges, on which he built our iconic, eye-catching white gazebos. Newer residents may have noticed that the streets were named after parts of Sam's ancestral Scottish home, the Isle of Lewis. Interestingly, Sam also named both islands. The north is *Shelter* (the Gaelic word *shelter* translates approximately as *all mothers* and Sam saw his wife, Joan, as the mother of his clan). The north is *Chief's Lookout* (Sam's father was nicknamed *Chief*). A walking path around the lake was made of crushed asphalt and Sam had trees planted at regular intervals on the common element strip atop the lake banks. Small they were, but look at them now! A dock was added in 2010 in order to allow for recreational use of the lake.



But the old gravel pit fought back against Sam's vision: the lapping waters, blown into large waves in the wilds of winter, began eating at the edges of the **lakeshore**. A few concrete slabs dumped on the west bank were not very effective in tackling the problem, and there was nothing to protect the rest of the lakeshore.

At the first resident meeting held in

2011 at the Clubhouse, it was noted that "erosion of the islands and lakeshore needs to be addressed." At that early time there were a number of houses on the west shore and just a handful on the north; both areas were showing worrying signs of erosion.



When MEL began building the first three houses on the east shore, Sam hit on an idea. The common element shoreline of the three homes was re-graded, river rock was placed at the waterline, the slopes sprayed with a grass seed compound and then covered with green mesh. It was the first significant experiment to counter erosion, and it pointed the way forward.

In 2015, as the problem grew, an agreement was reached between MEL and the Board: MEL would re-grade the north shore and the island shores, and reinforce them with stone. For its part, the condominium would rehab the gazebos (read on!) and provide some remuneration to MEL.



In the meantime, the Outdoor Committee had considered the situation and drew upon expert advice in proposing that the lakeshore be given to plants that would knit the soil together. Crown vetch was a favoured plant, though other natural growths such as milkweed (adored by butterflies) and sweet peas were added. Time has shown this to have been a shrewd move.

As the houses on the east bank began to multiply, MEL dealt progressively with the remaining east bank and, of their own volition, graded and placed stones on the full south shore.



Only one area remained, the west bank, and the erosion was seriously threatening some resident houses as well as the Clubhouse, as the banks were



particularly steep. This time an outside contractor was hired to tackle the challenging project, and much larger rip rap was installed to protect the bank. Three years later, we seem to have a measure of stability. Phew!!



And if that wasn't enough, there was another lake bank problem that had emerged: **noxious weeds** were running rampant on the slopes. The notorious phragmites were sprouting in a number of places and, untreated, could reach 12 feet in height. Willows, sumacs and other weeds, added to the problem. At one point, some



lakefront owners had their view of the lake obscured by the voracious weeds which were even rearing their ugly heads in the lake. Others had travelled underground to the path and the parking lot where the asphalt was being broken up from beneath,

Big money would apparently have to be spent to hire professionals.

And then came Clarence Ackert. Yes, he said, we can probably do something about it. With two or three resident slaves, we sprayed relevant patches on the banks, borrowed a rowboat

and very carefully wiped (not sprayed) the willows in and by the water. In two years the problem was under control.....until the next time.



Outdoor structures are obviously ravaged by the elements, especially when unprotected by nearby buildings. The beautiful white **gazebos** began to peel, the roofs were leaking and warning even casual observers that the



wooden structure was beginning to rot. As part of the 2015 accord between MEL and BVLCC19, a group of volunteers set to work to rehab the ailing gazebos. The structures were sanded, stained, the cedar shake roofs were removed and replaced with drip edge, tar paper and shingles. The bridge to Chief's Lookout was also rehabbed. Of course, time takes its toll and in 2019-20 the Board had most of the gazebo posts and fencing replaced and the whole structures again repainted. Recently, the bridges were also repainted, in white, to match the gazebos. No wonder some wedding parties choose Chief's Lookout for photo ops!

The **path** around the lake is a major asset for so many of us who find the 1.1 kilometer circuit just right for an evening stroll. Residents can say hi to their friends and neighbours and the dogs just love all the delicious smells along the way. But the path has become very challenging for many with mobility issues, as the trees have spread their roots and the asphalt has degraded in places. Outdoor Committees and Boards have pondered the situation for several years but have had more pressing issues to deal with. The current Board is now in a financial position to proceed with the repair and has also enhanced the lake view with the addition of fountains.



A final word about a slightly divisive issue: the **geese**. Some residents rather like the geese, some abhor them. In the condo's early years there were literally hundreds of geese that often covered the lake, loved to eat fresh grass and use the land—empty or occupied—as their private toilets. Various attempts have been made to discourage them: from a plastic coyote, to flash bangs, to wires along the shoreline, to obtaining Ministry approval to break goose eggs, to—sadly and illegally—laser beams. One thing is clear to long-term residents: the problem has all but passed. As houses have been built, more people have circulated, the lakeshore growths have provided a barrier that many geese hesitate to penetrate, and dogs show a readiness to chase down anything that moves, we do indeed seem to have one thing less to worry about.

The Clubhouse

Janet Buehlow



The Clubhouse is the social hub of our community and was built in 2008.

Initially, MEL the Declarants of this community, provided basic furnishings and equipment for the main hall, kitchen, library, games room and fitness room.

Since that time many enhancements have been added to the Clubhouse.



These additional enhancements were made possible by

donations of various furnishings, exercise equipment, audio visual equipment, various decoration items, New Horizon Grants and volunteers.



New Horizon Grants have allowed us to provide many additions to the Clubhouse and its associated amenities that would not have been possible otherwise. Some of these improvements include acoustic upgrades to the main hall, handicap accessibility to the doors in the main hall,

sidewalk to the north parking lot, outdoor games area, sprinkler system to the outdoor games area.



Volunteers played an important role in all of this. For example,

fundraising for an AED defibrillator, researching and preparing the various New Horizon Grants and overseeing their installation to completion, maintaining the decor of the Clubhouse and building various structures such as, the pergola on the east side of the clubhouse, the sun shades at the pool and outdoor games area and the kayak rack.





The Clubhouse is used for many activities such as regular games nights, movie nights, line dancing, happy hours, potluck dinners and coffee mornings. The Clubhouse can also be rented by homeowners and others for special occasions.

The fitness room is well equipped with a treadmill, elliptical machine, recumbent bike, weights and much more.

The library and conference room are well stocked with

books, movies and puzzles.

The games room includes a pool, shuffle board, and ping pong tables along with a TV to view your latest sports venues.

The pool was upgraded in 2019 to meet the public pool standards and now includes an automatic chemical injection system, emergency announcement system and propane heater which assists the geothermal heating of the pool.



Spot the bunny!

In summary, the Clubhouse and its associated amenities are the social hub of the community, just as envisioned by the MacGregor family. Community events have suffered these last two years due to the COVID-19 restrictions. We hope that moving forward through the



upcoming months we can return to some type of normalcy in the Clubhouse.

\$\$\$\$\$ GARAGE SALE/YARD SALE \$\$\$\$\$

Wondering if there is any interest in having another community wide yard/garage sales in Inverlyn Lake Estates on Saturday September 25th 8am-12pm? The weather should still be good and if there are enough people interested, I would be happy to put an ad in the local paper and set out signs. Please contact me if you would like to participate.

hollymcadam54@gmail.com

519-396-3208

The Woodlot

Sheila Green



One of the greatest assets of Inverlyn Lake Estates is the 90 acre woodlot east of Lake Range Road adjacent to the housing development. As the largest of our common elements it adds many dimensions to the life style of residents for a variety of reasons. Not only can it be used for recreation but it provides a short cut to Ainsdale Golf Course, a Community Garden area, secure storage for recreational vehicles and utility trailers, a picnic area and shelter, campfire area, trail benches, the “Inverloo” and more. While

providing residents with a recreational venue it is also the home of typical Ontario plant and animal life allowing us a “nature bath” right in our own back yard! Deer, beaver, wild turkey, grouse, countless birds as well as a diverse variety of trees and plant life also reside here at Inverlyn Lake Estates.

What we have here at ILE today is the result of an evolution of ideas and investments made by Sam McGregor and his family. The woodlot may not have been part of the initial vision of the housing development but, due to the foresight and innovation of the developer and owner of the woodlot, the two were merged. There are other vacant land condo developments around the province with a variety of features. As is typical with this style of freehold development, Inverlyn Lake Estate owners maintain and repair their entire unit and lot (within the rules set out by the Declarant), while common elements including the woodlot are maintained by the condominium. This means that we are all part owners and stewards of this amazing natural wonderland!



As with most aspects of the assets and common elements of Inverlyn there has been an evolution of features and uses over the years. We began with a woodlot complete with aptly named trails and roads. Deer Run, Cherry Trail, Golf Links Trail, Ash Trails, Birch Trail, and Cedar Ridge Trail thoughtfully reflect the nature of the plant or animal life prevalent there. A picnic shelter with a green space, a dog run, a secure RV and utility trailer storage area, gates and bridges were here well before the Condo was turned over to residents. Golf Links trail with access to

Ainsdale Golf Course and to the Kincardine trail system became accessible to Inverlyn Residents through our own private woodlot. What an amazing asset!

As more residents moved into Inverlyn the woodlot became a source of pride and stewardship by a keen group of volunteers. A beehive of activity has enhanced and improved the usage of this common element without compromising its natural beauty. Some of the features that have been added or enhanced the space include a community fire pit, the “Inverloo”



constructed with cedar from the woodlot, grass cutting to improve access, partial clearing of trails in



winter, yard waste compost, and tree planting. This type of activity has a two-fold benefit.

Since we are mostly a community of seniors and retirees we seek to enrich our lives with an active life style, keeping our bodies and brains well-tuned as we transition from traditional



working lives and careers. The woodlot has provided that in spades for nature lovers but also for the busy hands and minds of those who have come with a plethora of hobbies and skill sets. Projects such as the “Inverloo” provided not only the obvious, but integrated use of the wood shop--another great asset we have here.

When the emerald ash borer struck our area, some were concerned about the safety these dying trees could present to the users of the woodlot going forward. Rather than wait until the trees were at end of life and having to pay for their removal, pro-active

solutions were sought. Keeso logging and reforestation company was hired to log the trees while they were still worth something. Many municipalities and communities are now paying for the removal of ash trees due to the pest. However, Keeso paid us for the trees that were still viable for other uses and for firewood. What an insightful project this was that saved us a huge expense and actually generated income! At first, the woodlot did look somewhat depleted, but there were plenty of trees left and to the untrained eye it is hard discern now. Over the years since the logging, large numbers of seedlings and saplings (species recommended) have been planted by volunteers to



replace the ash.

As you walk around the trails you may notice bird houses especially by the dog run that are being used for nesting. Recently painted rocks with wonderful pictures and sayings may give you uplifting moments during the crazy world of the pandemic. Speaking of the pandemic.....the woodlot became busier with cross country skiers, bikers, walkers, bird-watchers and golf enthusiasts as we sought ways to remain active, vital and safe during this difficult time.

With unusual consideration, this condo community welcomed RV owners with open arms. When downsizing, some people are reluctant to part with some of the features of their homes which enabled them to pursue and enjoy hobbies and pastimes. Downsizing from a home which accommodates an RV but wanting to continue the life style is a dilemma which many snowbirds and RV owners face. What foresight the MacGregors had to include this storage facility and put rules in place to allow RV owners time to park in front of their homes to load and unload before trips! Unheard of in some communities, this feature of ILE is much appreciated by many of our residents. Those with utility trailers also take advantage of this unique feature.



It is true that there are residents of Inverlyn who do not frequent the woodlot and may wonder why it is so important to some. However, that can be said for any of our common elements. When compared with the amount we spend on the pool, as one example, the woodlot and features of it that need maintaining (gates, fences, bridges, trails and roads, storage facility) are not expensive. A good bang for our buck! Hopefully as we navigate the best way to maintain the integrity and beauty of all that we have here, we are able to respect our differences and truly enjoy the variety and diversity of this amazing community.



The Community Garden

Irene Holmes

The Community Garden was not an original feature of this condominium. It was the brainchild of a former resident, the late Ron Elliott. Ron, an avid gardener all his life, quickly realized what an asset a garden space would be to



Inverlyn home-owners whose small and unfenced backyards are not suited to vegetable gardening.

In 2011, shortly after his arrival here, Ron set about realizing his goal. Sam MacGregor (or the Declarant, as he is known,) was very supportive of the idea, and agreed to allocate a piece of land as well

as supplying the sign. A water supply would be essential, so the location near the picnic area pond was chosen, and ground was broken in the spring of 2011 by Gord Brindley, Sam's son-in-law. A cattle trough was purchased, Glyn Holmes provided a gas-powered pump and hose, both Ron and Glyn offered the use of their own tillers, and the first seeds were planted in four plots!

By the following year, the number of gardeners had increased and the size of the garden was doubled. In the spring of 2013, a group of eager garden volunteers constructed the garden shed, purchasing (or scrounging!) all of the materials themselves. Now, at last, their equipment could be stored out of the elements. A bridge was also built and placed over the ditch to allow easy access from the garden to the shed.



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That year saw the arrival at Inverlyn of farmer Clarence Ackert, who immediately focussed his attention on the Community Garden. Aside from offering invaluable planting and growing advice, Clarence put his considerable ingenuity and skills to work to perfect the watering system, burying piping, constructing various connection points, and overseeing the building of permanent housing for the pump. As the garden continued to expand, additional troughs and feeder tanks were added, which can all be filled by pumping water from the pond, creating the remarkable system you see today. All these improvements were financed by the gardeners themselves.



There have, of course, been various setbacks. Spring floods repeatedly carried the bridge downstream, until it was eventually firmly anchored in place! The pump and



tillers have had to be repaired or replaced, and more effective fencing installed to keep the critters out.

But the garden has continued to grow and flourish. There are now 22 plots as well as areas for blueberry bushes, potatoes, asparagus, rhubarb and creeping plants like cucumbers. Until COVID struck, excess produce was placed in the clubhouse lobby for sale to other residents or donated to the food bank. Club funds were also boosted by sales of chili sauce, prepared under the expert direction of Nancy Ackert and Sheila Elliott.

~



There is no doubt that gardening can be hard work, but it's also a very enjoyable hobby and a chance to interact with other enthusiasts. The gardeners enjoy conversation and camaraderie on a daily basis, as well as an annual "garden party" featuring the fruits of their labours. Glyn's French fries have been a traditional ingredient since the first gathering in 2011!



The Community Garden has become a recognized and very popular feature of Inverlyn Lake Estates, and has helped to attract many buyers. It was officially adopted as a BVLCC 19 Common Element at last December's AGM. Ron would have been proud.

The Woodshop

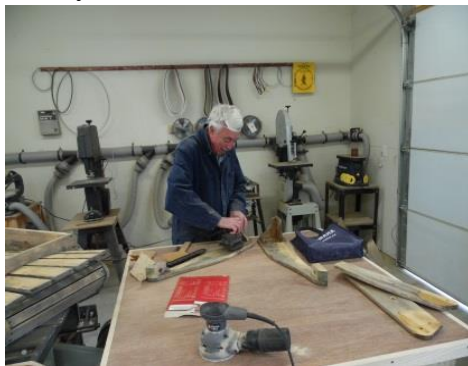
Bob Hicks

On Nov 6 2012 the common elements of Inverlyn Lake Estates were turned over to the residents and condo Board by the Declarant. After it was turned over in early 2013, the woodshop began. Tony Lake put in quite a few hobby tools to start and we had an initial meeting in the Clubhouse library. We discussed some layout requirements and Tony generated some designs on his computer. We toured the shop and had another meeting to discuss a path forward. One requirement we thought we needed was dust collection and we now have that.

Along with the turnover of the shop MEL also turned over a band saw which we used for



a while. As a group we met again in 2015. A small group of very interested woodworkers took over looking after the shop. They included Lyle Osborn, Elmer Lamont, Pat Vallee, Mike Flynn and myself.



The equipment inventory has been growing and the quality of the equipment has also improved dramatically. This is due to the donations of people moving into our community. Thanks to



all who have donated equipment. If a piece of equipment is



placed in the woodshop it becomes property of the condominium. Do not put equipment in the woodshop without contacting one of those looking after it. We have sold equipment, bought better and fundraised to purchase new and upgraded tools. Our fundraisers (emphasis on *fun*) have been burgers and smoked sausage for Canada Day for three consecutive years at the picnic shelter, all-you-can-eat spaghetti dinners at the Clubhouse, and Pat Vallee's famous rib dinners. Perhaps after Covid 19 we will be able to get back to these very popular events.

Large tools we currently have available for use are 12" sliding compound mitre saw, a DeWalt 20" Scroll saw, a floor mount 16" King drill press, a General Tools resaw 12" capacity band saw, a small Sears band saw, a King 48" belt 9 " disk sander,

a 3 1/2 HP router and table, a spindle sander, a 10" Table saw, a DeWalt 13" 3 blade thickness planner and a Delta 2 blade thickness planner as well as a Craftex 8" jointer with a helical cutter head. We also have a good assortment of hand and power tools. To control the dust created we have a King 3 HP dust collector and pipework and blast gates to every piece of equipment. This was purchased with funds from a new Horizon's grant along with an electric garage door opener to move big stock into the shop. We also have an overhead dust air purifier.



As a common element, the woodshop is available for everyone to use; however, our primary focus is safety before anyone enters and uses any equipment. We ask residents to approach someone who is knowledgeable for direction before use.

A shelving unit was built and installed in the condo office by Elmer Lamont, Mike Flynn Bob Hicks and Don MacArthur. Don helped us with design and build. The woodshop or some of its members have been involved in many projects in the community.



OWNERS` INFORMATION MEETING

Monday, August 16th @ 4.00 p.m.

This meeting has been requested by the concerned owners of 58 Inverlyn Lake Estates units.

Material to be discussed is on pages 30-33 of the Notice of Meeting sent on August 2nd.

Please come early to register. Covid protocols will be observed.

The Outdoor Games Area

Jim Shaw



The outdoor games area was not completed by the Declarant, though his blueprint did include planning for recreational activities on the current site. Sam's suggestion had been that it could include a concrete shuffleboard. The fact it was not provided may explain why, as far back as 2013, the area has been a topic of discussion and, on occasions, disagreement. In 2014 the Outdoor Committee sent out a survey to residents asking for suggestions as to what might be included. The responses were disappointingly sparse and the matter was laid to rest for a while.

Eventually, it was decided to install horseshoe pits and a willing team of volunteers, along with the tractor purchased for the community by Clarence Ackert and Glyn Holmes, set to make a dual set of pits. The pits were used, though not a great deal, and the site itself had no regular plan of maintenance and could therefore become a little unsightly at times. Matters improved slightly when volunteers planted a few trees along the roadside.



In 2018 the situation majorly changed for the better. A New Horizons for Seniors grant was obtained (much due to the hard work and diligence of the then Board members). About \$7,000 of the total grant of \$23,000 was earmarked for ladderball and bocce ball courts adjacent to the horseshoe pits. Money was also available for benches for the comfort of spectators as well as players. The courts were laid by a contractor, but the creation of the shade shelters was due to the concerted efforts of a sizeable team of volunteers with Doug Gee as crew foreman. An examination of the finished product will confirm that they have been expertly and solidly designed. As a result residents have been able to have great community events, including both Summer and Winter Olympics, thanks to Jim Wendland and Julie Brown, our fitness gurus, who organized them.



The one thing still missing from the area was a watering system; the grass was struggling to prosper and plantings were also suffering. In July 2019 the Board indicated that an application was made to the Township for water supply to be provided that could be tapped in order to provide an automatic sprinkler system. Quotes were received and accepted by the Board. Hence we now have a first-class outdoor games area irrigation system of which we can all be proud.



Use of the games area has been severely curtailed during the pandemic, but now it would be great to see the area being used again. Even better if some new volunteers might step forward to organize regular games or tournaments.

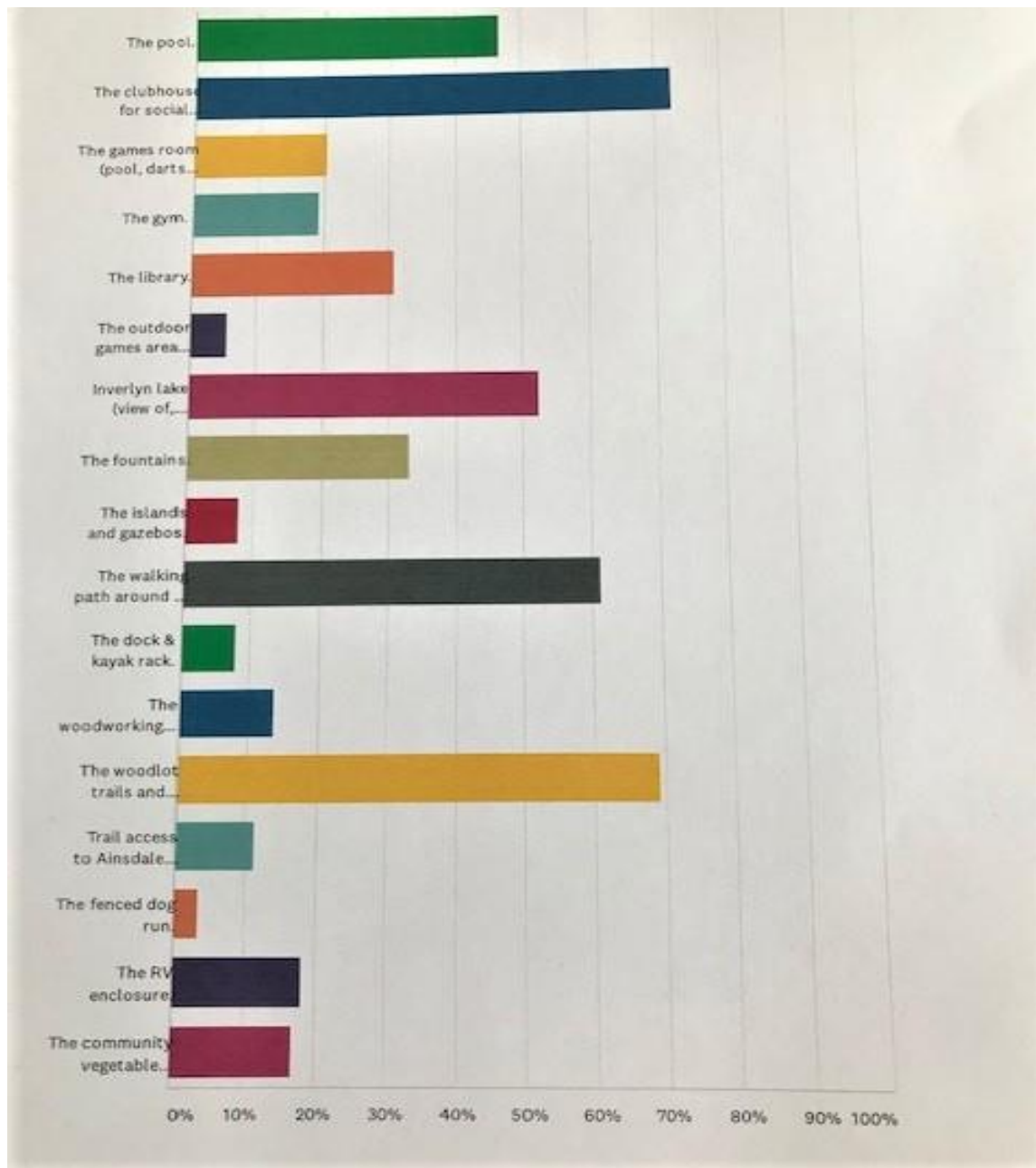
On that note, there is a wooden chest at the end of the horseshoe pit. It contains the horseshoes and bocce ball equipment for resident use.

Survey of Common Elements Appreciation

Irene Holmes

We conducted this survey for two reasons: (i) we were interested to know which of Inverlyn's many wonderful amenities residents enjoy the most, and (ii) to allow residents to "accentuate the positive" in a fun way. You will note from the comments which follow the chart that one resident pointed out that the survey should have included the option : "All of the above". I think all of us would agree that all the facilities in the survey are first class.

There were **ninety-one** responses to the survey. Thanks to all of you who took the time to complete it!



Resident Comments

- What is the purpose of this survey? Even though an amenity is "barely used" it may still make the community attractive, it may still provide a source of enjoyment to its owners, and it may still be a factor in keeping property values high. Thus, the amenity, even while idle, stands to benefit unit owners as it assists both in resale and in appraisal values for all unit owners. "All of the above" should have been an option in your survey if you really wanted a true picture of what many owners enjoy and appreciate in Inverlyn Lake Estates.
- Inverlyn Lake is a GREAT community, I feel we have to work together rather than being fragmented. We can do this, I know you can't please everyone but working together this place can be AWESOME!!!
- The close proximity of Lake Huron and walking the to Town
- Our board members work very hard so we can enjoy all amenities
- The quietness now that construction is nearing an end, watching strolling and cycling people going by and loving to see all the dogs.
- The location, the cost and the social life.
- Talking to the folks who live here. View of the lake. Property size.
- The picnic area is important for gardeners to have breaks, meetings etc
- pool extension to October happy hours
- Seems to be two small blowholes in the lake? I used to enjoy the peace and tranquility of the lakes surface
- Great idea to do this survey, Glyn. (Ed. note: It was Irene's idea!)
- Dark skies and spectacular horizons. Sunsets.
- Residents variety of flower beds, and personal touches to their abodes, and comments given and received from them which promotes friendliness and interest.
- While the clubhouse has seen the most use by us, we do enjoy all of the common elements including the outdoor trails, paths, and elements on our "lake". We enjoy the fact that there has been an effort to repair and paint many of our elements both in and outdoor. We most enjoy gathering together as a community eg. our COVID food drive.
- Enjoy having equipment to cut trails and picnic areas! We have people at Inverlyn who take pride in this venture and see no reason why the board would consider and outside contractor!
- I enjoy the fountains they add a calming effect as well as looking beautiful! Also appreciate the meticulous care to the pool that Mike(CPO) diligently carries out for everyone to enjoy! I totally appreciate the addition of flowers to the two entrances as well as the club house... again Kudos to Mike for watering them on a daily basis!
- I like that Inverlyn is an Adult Community. We have so much in common with our neighbours who have also retired, downsized and are enjoying their senior years. We also like the proximity to Lake Huron and the town of Kincardine. We like the small town lifestyle and appreciate being near stores, healthcare and restaurants.
- We just love the remote little community we live in
- Having an exceptional committed president that is saving us money, planning for the future and cares so much about our community.

- The reason why we moved to Inverlyn Lake Estates is for the community lifestyle with friends and activities. Our goals (my wife and I) in retirement were to be socially and physically active. If one is socially and physically active one is more likely to be happier, healthier. A close knit community make everything more pleasurable, more relaxed and more fun. The above physical assets of Inverlyn are definitely aspects that add to the community spirit but people are the greatest asset of this gem.
- The peace, quiet, and serenity * The well-kept properties (especially the beautiful gardens!) * Kind and helpful neighbours * Walking distance to Lake Huron * Close to the amenities in the Town of Kincardine * The Inverloo when hiking!
- A feeling of community, excellent neighbors, pride of ownership, short walk to lake Huron. A great variety of activities to partake in with reasonable condo fees.
- I enjoyed being involved in constuction/building projects (garden shed, rehabbing the gazebo, repairing the south bridge, constructing the pergolas, building the Inverloo, revamping the woodlot culvert, repainting the Clubhouse windows and doors, beautification of the area by the picnic shelter, etc). Many projects were initiated by the now-suspended Outdoor Committee. Hopefully, under a new Board with some old ideas, this rewarding community involvement will be restored.
- Woodworking shop is also a great asset, pool and walking trail around lake
- The crown jewel of our community is the woodlot and it's many trails. I make use of this facility almost every day of the year except of course In late July and august when mother nature's bugs are at their worst. The woodlot offers a wide variety of things to do and is unique for a condominium community. Life here would not be the same for a great many people if we did not have this feature at our doorstep
- fellowship with friends & neighbours
- The area for garden refuse.
- I enjoy the Community spirit, social interactions and the availability of activities (physical or mental). I have met so many great people from all walks of life. The opportunity to volunteer and be involved in the growth and enhancement of this beautiful community is unique and gives us seniors a way to keep our minds sharp. Let's keep it going!
- I've met some really great people who have become friends and I enjoy having conversations and activities with them .
- Community Spirit that left with Covid. Friends to visit with and talk to on a walk.
- It was tough to pick just 5 of the above items. We enjoy the views of the lake and sunsets, the neighbour's gardens and their smiles and waves as we walk or drive or cycle by, and the maturing trees which are bringing the birds and the bees to our yards. We look forward to more Clubhouse activities as the County opens up!
- Sure do miss the gatherings at the clubhouse and the picnic shelter
- I have enjoyed many opportunities to volunteer and contribute to the quality of life here. I especially enjoy the activities which allow us to meet other residents, and the close-knit and supportive community we have developed.