



# Bayfield LifeStyle+



[www.bayfieldmews.ca](http://www.bayfieldmews.ca)

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## Bayfield Mews Looking forward to Phase 2 Development

The last block of four homes will begin construction this spring with one home remaining. Plans are underway for installing the infrastructure for the second phase which will be made up of 16 homes and the activity centre. Over fifty percent of the homes are spoken for but there are still prime locations to be had for those astute buyers who want to make sure they are not left out.

The final phase of the project is unique with a portion of the homes having woodland in their back yards.

We are still working through the costing of the infrastructure and obtaining the necessary approvals and consequently can not provide an exact start date or final pricing for the units but that information will be available within a few months. Keep an eye on the Bayfield Mews web site for details.

### Model Home

With all of the constructed units spoken for and occupied, Bayfield Mews no longer has a model home for viewing. We are extremely grateful to the Mews volunteers who gave their time to greet visitors over the years and made new residents welcome. You can still visit us on Saturday and Sunday between 1 p.m. and 3 p.m. Look for the OPEN HOUSE sign outside one of our homes for a tour.

Featured below are photos of the former model home which was our popular Columbine style home. Our remaining unit in Block 2 is also a Columbine. Check out the web site which contains photos of each type of our models.



## Moving to the Mews might save you money on your monthly costs

New owners at the Mews are usually pleasantly surprised by the reasonable cost of living. The quality of the construction that includes extra insulation in the roof, walls and floors coupled with the in floor heating system results in lower expenses.

Property management for the most part is taken on by a volunteer Board of Directors. The Mews has been able to keep the occupancy fees low over the years thanks to these volunteers.

Listed below are the average costs for a Columbine unit which is 1,355 square feet. The annual cost works out to be approximately \$695 per month which is less than most rental rates for similar size apartments and likely less than most people are paying in their single family home.

### Annual Operating Costs

- **Occupancy Fee \$ 2,640 per year**
- **Hydro \$ 1,525 estimated**
- **Gas \$ 845 estimated**
- **Water \$ 618 estimated**
- **Taxes \$2,690**

## Frequently Asked Questions

Over the years we have kept track of the frequently asked questions from potential purchasers who have contemplated Bayfield Mews as their new home. Here are a few of the most frequently asked.

### **Why are there no basements?**

Accessibility is an important theme in the design of Bayfield Mews and the homes have a one floor open concept design without steps and stairs and a main floor laundry to ensure independent living for as long as possible. The townhomes are constructed on an insulated concrete slab and do not have a crawl space.

### **What type of heating and air-conditioning system is available?**

The townhomes will be heated with an in-floor hydronic water system. Air conditioning will be provided with a separate system.

### **What sound barriers exist between the walls of the townhomes?**

The walls are constructed of a double wood stud wall with an air space between the double walls with drywall and acoustical insulation to prevent noise from disturbing your neighbour. This construction exceeds Building Code standards.

### **Who is responsible for repairing heating/cooling systems, filters, fans, etc.?**

Bayfield Mews inspects and services all units on your behalf twice a year in the spring and fall. At that time filters are

cleaned or replaced, alarm systems checked, outside water turned on or off and garage door operation checked. Replacement of any heating/cooling components is covered by the Replacement Reserve and will be performed by Bayfield Mews.

### **Who is responsible for repairs within the suites?**

Bayfield Mews is responsible for the repair and maintenance of those components which are common to the building (i.e. exterior doors, windows, heating and cooling systems, roofs, etc.). Occupants are responsible for all repairs and maintenance of their unit of typical day to day items such as light bulb replacement, damage to walls and flooring, etc. A Replacement Reserve has been established within the Monthly Occupancy Charge to cover the replacement of the major common building components.

### **Who is responsible for repairs to appliances?**

Appliances belong to you. Each resident is responsible for repairs and maintenance associated with their own appliances.

### **Does the New Home Warranty Program apply to Life Lease?**

No. The New Home Warranty Program only applies to freehold homes and condominiums. Bayfield Mews will require that the selected contractor supply a 100%, 1-year warranty as well as warranties of up to 5 years on major components such as roofing, paving, services, etc. In addition, the manufacturers' warranties will be available on most building components.

### **Is There Mortgage Financing Available?**

Yes. The Royal Bank has a financing package for purchasers of life lease units for up to 65% of the value of the home at conventional lending rates. For more information, contact Michael Cunningham 519-271-4138.

### **Are pets allowed at Bayfield Mews?**

Yes, pets are allowed at Bayfield Mews since all suites and townhomes have direct access to the exterior. All pets must be registered with the corporation. Owners are required to clean up after their pets.

### **Are the bathrooms wheelchair accessible?**

Any of our new homes can be designed for extra accessibility to meet individual needs. Although generously sized to allow for personal care, the standard bathroom design is not fully wheelchair accessible, however, all units are designed to allow for simple modifications to facilitate wheelchairs and can be individually modified or upgraded at the purchaser's request and cost.

### **Who enforces the rules at Bayfield Mews?**

We like to think that the rules are common sense guidelines that will lead to good neighbour relations and maintain the property values for everyone. It is the responsibility of the Board of Directors to enforce the rules.

Contact Information: web site: [www.bayfieldmews.ca](http://www.bayfieldmews.ca) e-mail: [lifestyle@cabletv.on.ca](mailto:lifestyle@cabletv.on.ca)

**President** John Elmslie **Vice-President** Elizabeth Cloran **Secretary** Jan Kuntz  
**Directors** Joan Brodie, Ian McAllister, Ian Scott-Douglas

Bayfield LifeStyle+, 36 Bayfield Mews Lane, Bayfield ON, N0M 1G0 Tel: (519) 565-4542

