

Guiding Principle

The Commonland is a shared resource of the HLCOA, i.e. owned by the Members collectively, not individually, with any inherent benefits flowing directly to HLCOA.

Forest Management Policy

Consultations

1. The Board will retain the services of a Managed Forest Plan Approver (MFPA) to provide expertise and advice in the development of the Forest Management Plan (FMP), and as required, the implementation of the FMP.
2. The Board will seek the input of the Members and Associate Members in the development and renewal of the Forest Management Plan.
3. The Board will seek the input of HLCOA property owners before undertaking FMP activities within 125 feet abutting their properties with the exception of general trail maintenance and felling and/or removal of hazardous trees.

Considerations

4. Noisy FMP activities will be prohibited on evenings and weekends from July 1 to August 31 with the exception of the felling and/or removal of hazardous trees.
5. Good forest management practices will be used to limit harm.

Felling / Removal of Trees

6. In accordance with the FMP trees may be identified for felling.
7. In accordance with the FMP felled trees may be designated to be:
 - left for use in the forest, eg. insect, wildlife and soil improvement, trail delineation, bridging across wet areas; or
 - removed from the forest.
8. Considerations in identifying trees to be removed from the forest may include but not be limited to:
 - condition of the forest floor
 - wildlife habitat
 - safety of all users of the Commonland
 - best use of the wood, eg. benches for HLCOA use, wood for carving activities, firewood
 - shoreline protection
9. Members and Associate Members with concerns about potentially hazardous trees on Commonland and near their property may contact the Board who will evaluate and take appropriate action including the felling of trees the Board deems to be hazardous.
10. Felling and/or removal of trees on Commonland will occur only as scheduled and under the supervision of the Board.

11. Volunteers may be invited to participate in the felling and removal of trees.
12. A local contractor may be engaged to fell and/or remove trees in certain situations, eg. difficult or hazardous work. Contractors must have WSIB and liability insurance.

Sale of Wood

13. Wood from trees removed from Commonland will be available for sale to Members and Associate Members for their use only. Wood from Commonland is not to be removed from Harvey Lakeland Estates. Purchased wood must be removed by the date specified on the application approval.
14. Members and Associate Members will be notified when wood is available for sale. To purchase wood Members and Associate Members must complete and submit to the Board a [Request To Purchase Wood form](#).
15. The Board will review all requests to purchase wood and seek to best match the species and quality of wood to its intended use while also fairly allocating the quantity available among the purchasers.
16. Wood made available from downed trees will be sold to Members and Associate Members.
17. The Board will determine and approve each year various prices for available wood based on the species of tree, quality of wood, and state of readiness, eg. cut, tree length, 8 foot, 16 inch and split.

Record Keeping

18. The Director - Forests will record FMP activities, including but not limited to:

Felling of Trees

- The rationale based on the objectives of the FMP for the felling of any trees on Commonland
- Location, number, species and size class of trees to be felled
- Date that trees are marked to be felled
- Date that trees are felled

Removal of Trees from Commonland

- The rationale based on the objectives of the FMP for the removal of any trees from Commonland
- Location, number, species and size class of trees to be removed
- Proposed use of the wood
- Date that trees are removed
- The date and amount of wood received by each Member

Trails Management Policy

1. A network of trails throughout the Commonland should offer a variety of nature and wildlife appreciation experiences and fitness opportunities aimed to satisfy the varying interests and physical capabilities of Members and Associate Members and include access to specified waterfront and dock areas.
2. The development, maintenance and use of the trails shall seek to minimize the intrusiveness to the forest.
3. The trails are intended for the considerate, non-intrusive and non-motorized vehicle use by:
 - Members in Good Standing, their Immediate Family and Guests
 - Associate Members in Good Standing, their Immediate Family and Guests.

Waterfronts Management Policy

1. There are three types of docks: Common, Private and Finger:
 - Common Docks are for occasional use only.
 - Members shall be allocated one Private Dock space stretching along approximately 25 feet of shoreline depending on the characteristics of the land, for each lot owned.
 - Members may rent Finger Docks and Canoe Racks, if available, with rental fees paid annually.
 - Members are encouraged to share their Private Docks with other Members.
2. Members requiring a Private Dock space shall submit an Application to the Board and include a diagram of the proposed dock, ramp and platform. Dock and ramp width will be limited to 6 ft. and platform size to 107 sq. ft. Dock length will be determined by both the dock space location and the Member's requirements.
3. The process for allocating dock spaces to Members who submit an Application will be transparent, recognize that Members' boating and personal needs may change over time, and strive to be fair for all Members. As such:
 - Members may request a specific dock space in their Application.
 - If the requested dock space is currently in use, the Members may choose to be put on a dated Wait List that will be maintained, in chronological order, by the Waterfronts Director.
 - When a property is sold, the re-allocation of the dock space of the previous owner will be put on hold for 14 days to allow time for the new owner to submit an Application, and if necessary to choose to be put on the Wait List.
 - When allocating a dock space, the Board will take into consideration the type and size of boat to be docked, the shoreline conditions and water depth at the dock location, and the position of the Application on the Wait List, if any.
4. The placement of all docks is at the discretion of the Board and Members are required to obtain written authorization to do so from the Board.
5. Members must apply for permission to trade or take over allocated dock spaces. Existing non-conforming docks will be required to conform with current policy at the time the dock space is re-allocated.
6. No Member or Associate Member shall place on Commonland any personal property except as permitted by the Association (see Covenants - Article 6b):
 - During the boating season, personal items may be placed within the allocated dock space area immediately adjacent to the platform. The dock space area will be kept neat and clean and a dock box may be used for storage.
 - In the fall, small watercraft (eg. canoe, paddle boat) and furniture may be stored on the platform. Docks must be either left in the water or stored on the ground within the allocated dock space. Lifting the dock vertically is not allowed.
7. If a dock is neglected, abandoned or in a state of disrepair it may be removed after an attempt has been made to notify the owner.
8. Members are prohibited from charging fees for the use of their allocated dock space.
9. Docks must be removed upon the sale of a home or property, unless they are purchased by the subsequent owner (i.e. they are included in the sale listing). In such case the new owner may keep the dock in place until the re-allocation of the dock space has been decided. If the new owner does not receive the allocation of that dock space, the Board will provide the new owner with a reasonable date by which the dock must be removed.