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Director
Environmental Approvals Branch
Manitoba Sustainable Development
Suite 160, 123 Main Street
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Lagoon Repair & Up Grade to Dikes

History On Pineridge Village Mobile Home Park

The Mobile Home Park is located ½ Kilometer south of Birds Hill Provincial Park on Hwy 59 North. Pineridge Village Mobile Home Park houses 452 families.

Pineridge Village Mobile Home Park was built and established in 1971 and rents at that time were \$95.00 per month. In this Original Section the lot rents are now \$199.00 which isn't much of an increase over forty five years. Which gives us an average of \$2.31 per month per year increase.

In 1989 Keaschell Parks Ltd. decided to expand and build new lots for Mobile Homes. The New Section was to be built in phases and the lot rents at that time were set at \$180.00 per month and are now \$271.00 which gives us an average of \$2.60 per month per year increase.

The last phase, Shirley Bay, was built in 2001 and the lot rents at that time were set higher at \$240.00 per month and did not increase for 5 years. After that time, we could no longer continue to hold the rent at that amount as we were not receiving fair increases for the other sections. Shirley Bay is now at \$385.50 which gives an average of \$9.70 per month per year increase and is exempt from the Residential Tenancy Branch rent guidelines for 15 years.

We have currently build one more street which is our last phase Timber Lane. The new lot rents would have to be set higher to compensate for the low rents now in place \$400.00 and is exempt from the Residential Tenancies Branch rent guidelines for 20 years. But we have to be fair to the ones on Timber Lane on the price of Lot rents so not to put them in hard ship or have lot rents so high we could not get renters for the lots.

This Year 2016 RTB has only allowed 1.1% rent increase on the original lots and this is the last year for Shirley which will now be under the RTB guidelines.

Regarding berm erosion :

The discussion between JR Cousin Consultants with Dave Keats (President) and Bill Asham (Park Manager) on the Lagoon was about the north bank erosion and how it could be repaired and to stop further erosion problems everything including all of the information we would then apply for the repair and rip rap. Keaschell Parks hired JR Cousins Consultants to do the evaluation on the Lagoon at the cost of \$7000.00 to come up with a violable & cost effective solution to do the repair. This was done in September 23, 2015 once JR Cousins had completed the evaluation. The report was finalized and received on January 25, 2016. Dave and I had a meeting and went through it, discussed the report before taking the full report to the park board members and shareholders. We would then be applying to the Approvals Branch for repairing the north side berm and installing rip rap. Keaschell Parks and I want to make sure the work will be done right and at the right cost .

The board members including shareholders, company president had instructed me to get three quotes to do the repair. We are still waiting on more quotes as they are very busy and some quotes are way out of line on the repair pricing and Keaschell Parks can not afford it.

Keaschell Parks Ltd do not get or receive any type of grants or assistance in paying for the cost of the repair and rip rap like Municipality's or City's. Both Dave and myself both know how important to get this done so we maintain the structural integrity.

Regarding Rodent Control & Removal of Small Brush Trees:

Rodent and removal of small trees are part of every year continuous preventable maintenance routine especially rodents which is on going as we are in a rural area. These corrective measures have been done. We had to be careful in how we use poison to control the small rodents and not to poison the other wild life such as ducks, geese, mud-hens or dogs & cats.

We have removed the small trees and put poison down in the best safe & controlled way we know of and filled in all holes in which where very few with bentonite, we have found some holes where re dug where we used bentonite only. These repairs where done on June 15 & 16, 2016.

If the JR Cousins report is accepted and the costs are kept around the price range that JR Cousins has stated then Dave and I will be looking at repairing the inner side of the north berm proximity late September and finishing end of November this will insure the berm is hard and safe for the equipment to move around on and not to cause more damage to the berm that is being repaired weather permitting.

If the report is not accepted by the Approvals Branch or if there are changes that drive the repair costs up higher than expected then Dave as company president and myself will have to have a meeting and re evaluate on what can be done and a new time line for the action plan. Dave will then take it to the board members and shareholders for a decision.

The Mobile Home Park is a cash based business and are restricted in funds to do only so much being under rent control with RTB allowing only 1.1% this year which is a \$2.50 average increase per lot this year we have 452 lots. The company can only take away only so much money from other required up grades (water systems), repairs or maintenance so we don't put staff or our residents in danger or harm. Keaschell Parks has only so much they can spend per year, the company can not spend money they do not have for repairs and get no funding from the Rm of St Clements or from any other levels of the Government for upgrades or repairs. This is why the Lagoon repairs will have to be done over a 6 year time limit and in stages to keep it affordable.

Bill Asham Manager
Pineridge Village Mobile Home Park

A handwritten signature in black ink, appearing to read 'Bill Asham', written over a horizontal line.

cc. Dave Keats President
Keaschell Parks