

VOLUME

14

Volume

7

YEAR **2022**

Life Changing Experiences to the glory of God!

Season Site Handbook

FAIR HAVENS MINISTRIES

Season Site Handbook **2022**



♥ FAIR HAVENS MINISTRIES
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Chapter

1

General Information

This section provides a brief introduction to Fair Havens Ministries. You will discover something of the history, why it exists, who's who and even some maps. Read on...

Welcome

Welcome! It is with deep sincerity that I extend an enthusiastic welcome to all of you for another great year in 2022!

God has blessed this ministry for over 80 years and it is our desire to bring our offerings of service to Him in a way that will bring glory to Him and His Kingdom. We trust that this is also your desire. Not only as you are ministered to through the different programs and the beautiful setting of Fair Havens, but as you use what God has given you here to reach out to others in need.

We encourage you to bring family and friends to enjoy this ministry. We have been so encouraged when we see so many of our Season Sitters use their site as part of a prayerful personal ministry to other families and friends. We are also grateful to the many Season Sitters that give so selflessly of their time in volunteer service at Fair Havens.

This handbook has been designed to inform and instruct regarding the various aspects of managing and administering our Season Site community. In it you will find general operating bylaws and guidelines as well as important policy and protocol information. We have also included a current community directory to assist you in getting to know one another. Please do

not hesitate to approach our staff with any questions you may have. We welcome you as a fellow servant.

Fair Havens Ministries Team

History of Fair Havens

(Most of the following is taken from "The Tree Well Planted" by Rev. Lauren Redinger)



As far back as the turn of the century, the Christian Workers' Churches held camp meetings in Monroe Park on the shores of Lake Ontario in east Toronto. From the inception of the AGC in 1922, there was a longing to have a Summer Bible Conference for the several churches involved. That longing became a reality in August 1924 when a large farm on the north shore of Hamilton Bay was provided through the kindness and generosity of the owner. For seventeen years this ministry was known as the Oaklands Bible Conference.

Each summer notable speakers ministered at Oaklands, including Silas Fox, J.C. Macauley, Harry Rimmer, Harry Ironside, M.R. DeHaan and P.W. Philpott. Up to 1500 crowded in and around the huge tent, and by 1940 the AGC had to find another location as the park closed.

A Toronto attorney who also pastored the Missionary Tabernacle, Herbert E. Irwin, felt led to search for a new site. One hundred and sixty-seven acres of land near Gamebridge, Ontario on the Trent Canal near Lake Simcoe became available at a cost of \$10,000. At the suggestion of Mr. Irwin and his church board, half the cost was paid by the church and the other half by the AGC; Fair Havens was born, known at first as the Five Bays Bible Conference.

Though more than seventy years of age at the time, Pastor Irwin assisted in digging trenches for pipes and drains, and made it clear that the purpose of Fair Havens was to bind the churches together in fellowship and responsibility to the work. The present Irwin Chapel is a memorial to this godly man of vision.

Quotes from the 1941 Summer Bible Conference Report presented at the 20th Annual Conference of the AGC at Hope Gospel Church, Toronto, on October 15-17, 1941:

"The Summer Bible Conference of the AGC was held at Five Bay Lodge, a spacious Summer Resort grounds, near Gamebridge, Ontario . . . There was little comparison between the Conference held at Gamebridge, and that held for so many years at Oaklands . . .

As you will no doubt realize there was much work to be done on the Conference grounds in order to get things ready for the Conference. This work was done gratuitously by several of our own pastors, who willingly donned overalls and old clothes, cleaned and renovated the barn which we used as a Tabernacle, and put the grounds in shape for the sports programme. . .

The ministry was ably taken care of by our own Pastors, who at their own expense gave us a week of their time in order to make this Conference possible . . . Pastor Bentley supervised the evangelistic work in the towns and villages around the Conference grounds. Two weeks of special ministry was provided by Pastor Peter Hoogendam of the Peoples Church, Montreal, and Rev. J.W. Mahood, President of the London Bible Institute. . . The average attendance was not large, averaging possibly 25 daily, Sundays between 50 and 100. The first holiday (long weekend) 200, the second 400, and the last which was Labour Weekend with possibly 100. . .
(end of quotes)

A 1941 brochure pictures A.N. Lamshead as President, R.J. Chubb as Director and S.A. Beard as Registrar and Secretary Treasurer. Room and board for one week cost \$10.00. Through 1961, the use of the facilities was limited mainly to summer events, and overall interest was steadily increasing. That first year ended with a balance of \$42.08.

Albert Robins, Pastor of a church and Secretary of the AGC, was the Director and Manager of Fair Havens.

At a special session of the AGC Conference held on November 3, 1955, Rev. A.N. Lamshead, Chairman of the Bible Conference Committee, presented the financial report, stating that the Conference had experienced a good year. The total income from all sources amounted to \$25,201.47 and total disbursements amounted to \$19,611.33 leaving an operational profit less depreciation of \$5,590.14.

In 1959, Ernie Dempster was the Chairman of the Fair Havens Committee. The weekly attendances were low and the camp was in desperate need of a vision. In 1960, Ernie approached Rev. William Crump (a teacher of Theology at Toronto Bible College) and his father-in-law, Rev. Ernest Falconbridge, to take on the leadership of the summer conference, a combination which fanned the flame of rapid growth. The Conference became a year round venture as the chapel and accommodations overflowed with people and a new vitality under this administration.

The grounds were developed, programmes enhanced, sports facilities upgraded and the ministry expanded more than ever. Having started part time in 1960, Bill and Ruth Crump became full time Directors from 1975 to 1981. The Crumps along with Ruth's parents, Rev. and Mrs. Ernest Falconbridge, gave themselves fully to expanding the ministry of Fair Havens.

Bill Crump, a musician himself, created a high profile for quality music in the life of Fair Havens. The singing of hymns in the dining room before and after meals was a tradition

enjoyed by all. With Bill leading the way, humour played a large part in camp life. Everyone looked forward to the annual Labour Day dunking of Mr. Crump in the canal, and many remember his leadership of wild volleyball games, and then there were his terrible golf games. These all contributed to the slogan of that era, "Where happy memories are made".

Bill Crump had a true pastor's heart, and there were many tears shed in quiet corners as people unloaded to Ruth and Bill.

In 1975, Bill and Ruth also pastored the newly formed Fair Havens Community Church which utilized the Fair Havens venue for many years prior to the construction of their own church building.

The following have served as directors at Fair Havens:

Rev. Bill Crump	Director	1960-1981
Mr. Wally Baker	Director	1982-1986
Mr. Carl Smith	Director	1986-1988
Mr. Alan Grills	Director	1988-1995
Rev. George Bradford	Ministry Director (part time)	1995-2000
Mr. Glen Crow	Managing Director	1996-2000
Rev. David Gast	Ministry Director	2000- 2002
Mr. John Friesen	Executive Director	2001-2013
Mr. James Herzog	Executive Director	2014 -2016
Liz Thompson	Executive Director	2016 to June.2021

Fair Glen Youth Campus

Fair Glen Youth Campus is one part of the ministry of Fair Havens Bible Conference. It is owned and operated by the Associated Gospel Churches of Canada. Fair Glen, which was first called Fair Havens Junior Camp in 1944, has grown steadily in number of campers, length of season and sophistication of program and facilities. By 1964, the camp had expanded to four weeks – two girls’ camps and two boys’ camps. In 1973, one week of teen camp was added and in 1977, one more week of boys’ camp was added. Co-ed junior camp began in the 1980’s and had 4 weeks on co-ed camp, one week of girls’ only camp and one week of co-ed teen camp. The out tripping program began in the mid 1980’s and has developed into two to three canoe out trips each summer. Many campers have traveled the waterways of Algonquin Provincial Park as a result of these out trip experiences.

Two complimentary ministries were added in the 1980’s to make Fair Glen a year-round ministry to churches and Christian schools. In 1980, Fair Glen became available for retreats and has been used extensively for that purpose since then. In 1985, an Outdoor Christian Education program was started for students of many of Ontario’s Christian schools. This exciting development has made Fair Glen one of the pioneers and leaders of Outdoor Christian Education in Ontario. Over all these years, our goal has remained the same – to lead young people to Christ and help them grow in their relationship with God. Also during this time, many people, young and old, have served as staff and volunteers to further the Kingdom of God in this place called Fair Glen.

A variety of directors have served in leadership at Fair Glen. The current director for the Outdoor Christian Education (2002) and Summer Conference Skills Program (2007) is Ryan Lamoureux.

In 2007, a change in the model of Youth Camp ministry for Fair Glen was introduced. A move toward a ‘sending churches’ model was piloted where the Fair Glen did become the youth campus for all family camp programming (youth ages) and also where churches could bring campers in, along with trained cabin leaders, to join in the youth programming activities.

From 2011 until present, the Fair Glen Campus is the primary housing area for our Summer Students who are with the Stepping Stones Program; as well the Summer Skills program utilizes the campus for their weekly guest programs.

Statement of Faith

We believe that the Bible is God speaking in man's language and in the original writings is exactly as He gave it, word for word without any error whatsoever. It has been preserved by God to be the authoritative standard for every age and every life.

We believe that God exists in three persons, the Father, Son and Holy Spirit, that these three are eternal and are one. We also believe that God is the sole Creator of the universe.

We believe that Jesus Christ in the flesh was both God and man, that He was born of a virgin and that He lived a sinless life, in which He taught and did mighty works and signs exactly as revealed in the four gospels. We believe that He was crucified, dying as a penalty for our sins and was bodily raised from the dead on the third day as the scriptures declare. Later, He ascended to heaven where He is Head of the Church and intercedes for believers. From there He will come again personally and bodily and visibly to this earth to set up an earthly kingdom, afterward to reign forever as King in His universe.

We believe that all are sinners and are guilty before God, and as such are worthy of both physical and spiritual death.

We believe that since in His death the Lord Jesus Christ satisfied all the demands of God's law, redeeming mankind by shedding His blood and assuming our curse, men and women can have a just standing before God. That is, they can become true Christians. The single basis for this standing is the death of Jesus Christ and an individual's personal faith in Him.

We believe that salvation with its forgiveness of sins, includes the receiving of a new nature and the assurance of eternal life. It is entirely apart from good works such as baptism or church membership, but is purely by God's grace.

We believe that a true believer cannot ever forfeit his standing with God. However, sin may interrupt the joy of his fellowship with God and bring the discipline of a loving Heavenly Father.

We believe that the Holy Spirit is a person, that He is God and has all the attributes of God. We also believe that He lives in all believers and that by His ministry every Christian is made to be part of God's eternal family, is marked off as truly God's possession, and is specifically and uniquely gifted for Christian service. The Holy Spirit also fills or empowers the believer, in response to confession of sin and yieldedness, and then He teaches and guides the believer for effective Christian service.

We believe that all genuine believers are together part of the true Church, which in scripture is referred to as the body of Christ, and that a local church is intended to be a visible expression of this body.

We believe that Christians who die, depart to be with Christ in conscious blessedness. Someday Jesus will come again and take away His living people from the earth. Then, all Christians will have glorified bodies similar to His resurrected body and share in His glory. They will reign with Him forever.

We believe that Satan is a personality, the arch enemy of God and our defeated foe.

We believe that those who refuse the offer of God's gracious gift of salvation are doomed to suffer eternal conscious separation from Him.

For more information please see the AGC web site:

<http://www.agcofcanada.com>

Fair Havens Ministries – in a Nutshell



FACILITY, OWNERSHIP AND CURRENT PROGRAM

Fair Havens Ministries operates on a beautiful 230-acre parcel of land nestled alongside 2.5 kms of the Talbot River of the Trent Waterway System, approximately 120 kms north of Toronto, Ontario, Canada.

The property and program is under the responsibility of the Fair Havens Ministry Board. Operated as a not-for-profit organization the charitable purpose of this ministry is to provide opportunities for the applied teaching and learning of Scripture.

The ministry currently consists of a variety of programs to accomplish this charitable purpose including the following *core* programmed events:

FH Programmed Retreats include our own Women's Weekend Away retreat, Valentines' Getaway and Thanksgiving Celebration. Approximately 80 to 250 guests in total attend these retreats annually.

Conference & Retreat Centre - Fair Havens Ministries is a year-round conference and retreat facility. We have been catering to individuals and church-based groups for over 65 years and we are committed to meeting the needs of each group and providing outstanding service in all we do.

Fair Havens Family Bible Conference – a nine-week conference program for families and individuals to retreat, vacation and enjoy structured Bible teaching and recreation programs for children, youth and adults alike. The total number of guest weeks amount to over 6,000. About 2,000 of these guests are under 18 yrs of age.

Fair Glen Youth Campus – During the summer Fair Glen ‘houses’ more than 100 Stepping Stones students who support each of the FH departments. Fair Glen is also used as our skills program campus for our summer youth guests.

Fair Glen Outdoor Christian Education – a ten month residential outdoor education program for use by public and private schools. An in-depth curriculum of more than 60 different program tracks provides a Biblically based teaching of creation and the outdoor environment. An estimated 2,500 students enjoy these 2 to 3 day programs each season.

Stepping Stones – an intentional discipleship and leadership training experience designed to aid in the godly development of the approx. 100 summer students serving with Fair Havens Ministries. Students 15-25yrs+ spend between 7 weeks to 8 months actively involved in a variety of curriculum and service opportunities.

Overall, Fair Havens Ministries is a dynamic ministry which operates year-round and each year **serves** between **12,000 and 16,000** people. This activity supports a full-time staff of about 20 and a seasonal staff of about 150, plus a team of more than 100 volunteers!

At capacity we could accommodate around 20,000 guests year-round.

FAIR HAVENS MINISTRIES Strategic Foundations

The following statements reflect the philosophical foundations of Fair Havens Ministries, providing the parameter for programming, partnering and site development.

Associated Gospel Churches Mission

FHM Mission Statement (www.fairhavens.org)

To facilitate and host life changing experiences to the glory of God.

Key Result Areas

- **Family Health**
- **Youth Discipleship**
- **Partnerships (church & para-church)**
- **Organizational Health**
- **Quality of 'Place'**
- **Quality of 'Service'**

FHM Vision

We see families being encouraged and experiencing joy as they learn to navigate life based on God's design and promises.

We see young people passionately following Jesus Christ; living purpose-filled lives; affecting and infecting all whom they meet with the life changing power of God.

We see Fair Havens Ministries sharing its God-given resources with other like-minded ministries for more effective and efficient Kingdom impact.

We will faithfully and with integrity administer our God-given resources in pursuit of our vision and be led by a motivated and supported staff and volunteer community.

We will provide a safe place that is proactively maintained, beautiful in nature and well-equipped to support our ministry vision.

Our staff and volunteer community will provide a clearly defined level of quality service, anticipating the needs of our guests and consistently over delivering on promised services.

Core Values:

We value people – Every person is esteemed as created in the image of God and of great worth in his/her uniqueness.

We strive for unity in relationships – We will work interdependently, pursuing a true sense of belonging to one another and pursuing unity in all of our relationships (staff, guests, suppliers, churches, etc.).

We are passionate about impact – We are rigorous about evaluating our programs and activities and exploring new ideas in order to increase life transforming impact, to the glory of God.

We believe in strategic partnerships – We value the synergy that comes from working together with other like-minded ministries.

We believe in 'getaway' experiences - We believe that intentional 'getaway' experiences (retreats, conference, camps, travel, solitude, etc.) are a highly effective tool in bringing people to maturity in Christ.

Envisioned FHM Cultural 'Norms' and Expectations

- **God is CENTRAL**
 - God has brought us back to Himself through the work of His son Jesus Christ.
 - We accept His grace to us and freely extend grace to others in response to His grace.
 - Our desire is to let God's Spirit control our lives, bringing all of our unique personalities into unity through the Spirit.
 - We love living in His presence daily and invite others to share this joy.
 - We bring our prayer petitions and praise to Him continually.
 - We serve each other even as Jesus Christ came to serve.
- **Commitment to the VALUES, MISSION and VISION**
 - Live it out! – at home, at work, at church, in community.
 - The priorities of the leadership must be your priorities as well and you must act accordingly.
- **Excellence** – (internal and outside guests)
 - **Reliability** – providing the promised service consistently
 - **Tangibles** – providing hands-on examples of quality
 - **Responsiveness** – willingness to help and provide prompt attention
 - **Assurance** – being both courteous and knowledgeable, conveying trust and confidence.
 - **Empathy** – providing caring individualized attention.

Our GUEST SERVICE vision is to foster 'RAVING FANS'; seeing guests come back time and time again, bringing their friends!

- **Self-Disciplined**
 - Balanced life – home, work, church, health, personal time...
 - Proactive – Preventive
 - Planning & Evaluation
 - Building Systems, Organization
 - Focused – staying on task
- **Self-Managed**
 - Proactive at personal growth (character & competence)
 - Self-initiative to get things done – do your job!
 - Responsible for your environment – you can make it better; don't wait for others to do it.
 - Proactive at giving pushback/feedback when it seems like actions do not line up with our pre-determined goals.
- **Ownership of the Outcomes**
 - Responsibility – not a 'job'
 - Results – not 'intentions' or 'busyness'
 - Never let a teammate fail or a commitment go unfulfilled – 'we belong to each other'
- **Communication**
 - Never assume – ask and confirm.
 - Take the initiative – don't wait for others to communicate... you go and ask!
 - Find answers – "I don't know" is not acceptable!

- **Follow Through**
- Finish what you start
- Pick up after yourself and others
- Keep your commitments

Envisioned FHM People Management Practices

1. Expect Performance
 - a. High expectations will be placed on staff in all of their roles at Fair Havens. Doing our BEST is not optional!
2. Clear Direction and Communication
 - a. Clearly define and communicate the departmental function, desired outcomes/results and performance expectations to department leaders, including providing clear, detailed and up to date job descriptions for all staff.
3. Equipping and Empowering
 - a. Provide each department with all the resources necessary (to the extent feasible) to adequately fulfill the departmental objectives, including things such as equipment, staff resources and training, supplies, information, etc.
4. Observe, Serve and Listen (early assessment – pull up seedlings, not oak trees)
 - a. To consistently and regularly observe staff functioning in their departments.
 - b. To consistently be available to staff for questions, direction and assistance.
 - c. To continually invite feedback and listen to the concerns of staff.
5. Feedback and Evaluation
 - a. To continually provide positive feedback for good performance.
 - b. To redirect staff when required in a timely and clear manner.

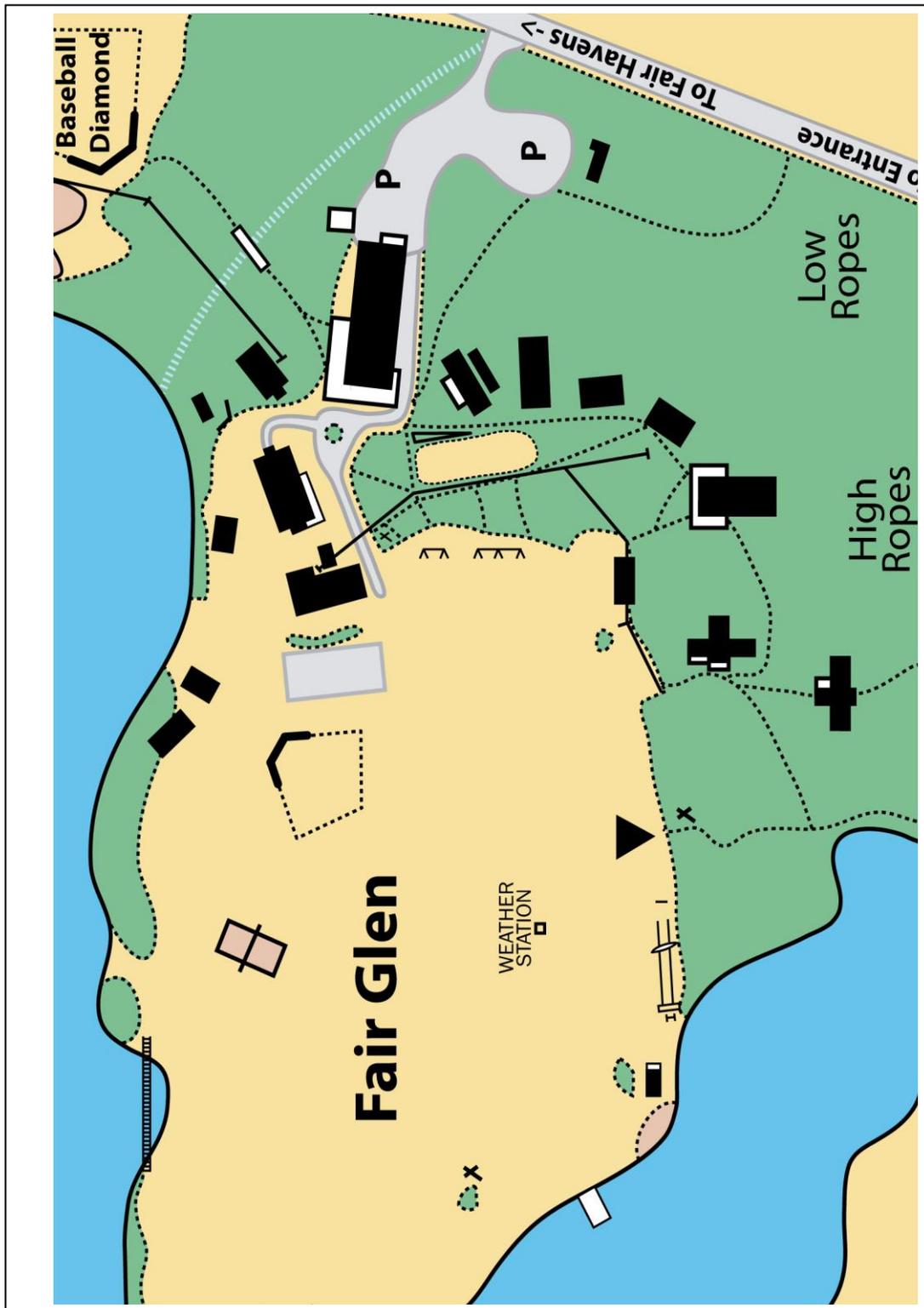
Above all... it will be assumed that staff and volunteers serve and live with **INTEGRITY**. This includes being true and honest with self and others, admitting to mistakes and taking responsibility, trust is non-negotiable. Communicating to one another and not undermining each other's roles or characters will be expected behaviour, not optional.

GOVERNANCE

As stated previously, Fair Havens is a ministry wholly governed by the Fair Havens Ministry Board, under the leadership of an Executive Director who is accountable to the President of the board:

- January 2021 - present Micheal VanPelt - President

Map - Fair Glen Youth Campus



Emergency Information



Please review and understand the following emergency contact information.

For Emergency Response . . .

Police, Ambulance or Fire Department

Call 911 and quote our emergency #B2215 Hwy 48 East, Beaverton

If you make a **911 call**,
please report it immediately to the office to avoid duplication
and so we can confirm the call when they phone back.

If the office is closed, please

Call Gord Hiscox (705) 438-1966
or Ed Aukema (705) 333-9354
or Benita Lothian (705) 928-1706

Hospitals

Orillia Soldiers Memorial *(170 Colborne St. W)*

705-325-2201

Directions: *From FH's gate (35 min. drive)*
turn right onto Hwy 48
turn right onto Hwy 12 N
turn right onto Memorial
follow directions for Emergency/parking

Lindsay Ross Memorial *(10 Angeline St. N)*

705-324-6111

Directions: *From FH's gate (30 min. drive)*
turn left onto Hwy 48
turn right onto Hwy 46
turn left onto King St.
turn right onto Hwy 46
turn left onto Hwy 7
turn left onto Kent St.
follow directions for Emergency/parking

Chapter

2

CAMPGROUND REGULATIONS

The following regulations apply to all occupants of our campsites & housekeeping trailers.

GENERAL CAMPGROUND REGULATIONS

1. Check-in time is 1:00pm for Campers & 3:00pm for Housekeeping Trailers. Check-out time is 10:00am for Housekeeping Trailers & 11:00am for Camping..
2. Smoking, use of alcoholic beverages & non-medical drugs are **not permitted** on the Fair Havens grounds. Pets are **not permitted** at Fair Havens. However, pet boarding is available in a nearby town.
3. Use of FIRECRACKERS & FIREWORKS is not permitted on grounds nor used by guests. Must get approval from the Director for any such events.
4. Summer guests are strongly encouraged to regularly attend the Chapel Services, Children's Chapel, etc. as applicable, since the Christian Ministry is an integral part of the purpose of Fair Havens.
5. Upon Arrival, all persons staying on & using our campgrounds (including Fair Havens housekeeping trailers) must register at the Registration Office, including any visitors or guests that they have brought along (per the Hotel Motel Act)



6. All users of the Sports Facilities must pay the fees as applicable (see Sports Shop or Main Office for details).
7. At Fair Havens, we give priority to the study of GOD'S WORD. Therefore, all sports & other activities MUST cease during chapel & Bible teaching sessions (exception to planned Summer Children's & Youth's Programs).
8. Washing of cars is not permitted on your site nor on any part of FH property. Only two vehicles may be parked on the Season site. Others are to be parked at the general parking area. Do not block the roadway.
9. Please put all garbage in the appropriate recycling containers provided near the Quonset washrooms and by the corner of Chapel Cres. And Woodland Rd..
10. CAMPFIRES must only be in the open area of the site & not more than 2 ft. high. Fires must **always** be attended by an Adult & doused before retiring or leaving the site at any time. Wood is available through the Main Office. You MUST NOT trim trees in the campgrounds without approval from the Facilities Director or Maintenance Manager.
11. Quiet must be maintained by all occupants from 11:00pm to 8:00am. As well, at all times please avoid noise that may disturb others.
12. Refrain from the distribution of any material not approved by Fair Havens.
13. Fair Havens cannot be held responsible for any & all loss &/or injury to site, trailer or personal property, from any cause whatsoever.
14. Do not erect additional tents without approval of the Main Office. Each site is allowed one small 2-man tent along with your trailer.
15. Ensure that children & teenagers (under 18 years of age) do not occupy the RV without a responsible adult chaperone present; ensure that adult mixed singles (other than family members) do not reside in the same RV, at the same time. They should be located at a different site. If clarification is needed, please see the Managing Director.
16. Respect the privacy of other campers & do not crossover other campsites; rather please use roadways & paths.
17. Season Sitters and Campers wishing to have their trailer winterized &/or stored for the winter must register with the office and pay the applicable fees.
18. As all of our guests are important to us, we have decided that FH will not call any camping guests (on preferred sites) to see if they would be willing to change sites. As well, we will not keep a waiting list of preferred sites.

Chapter

3

SEASON SITE BYLAWS, POLICIES AND PROCEDURES

This section outlines key definitions, bylaws and policies that apply to all Season Site Leaseholders. All policies and procedures are subject to change.

AGREEMENT PROCESS

In late summer (August), the Season Sitters will receive their renewal form for the upcoming Season Site Leasehold period. Rates and payment terms will be clearly identified on their renewal agreement as well as any changes to the leasehold agreement and/or bylaws.

DEFINITIONS AND BYLAWS

A. DEFINITIONS The following definitions apply to this agreement:

Registered Season Siter means ONE single adult or married couples only (it includes a subsequent spouse as a result of a marriage). The site shall revert to Fair Havens for reassignment when the original registered season siter wishes to move or **Fair Havens** decides not to renew the annual contract.

NOTE: Only one sibling (over the age of 18 yrs) can be the primary leaseholder of the site; the other sibling can 'co-own the trailer' but can not be a joint-leaseholder of the site.

Visitors are all others using the RV when the season siter is also present at the site, excluding the unmarried children of the season siter living at home.

Users are those using the RV when the season siter is absent and who use the RV free (ie no consideration to the season siter).

Renters are those who have a rental agreement with the season siter for use of the RV.

B. MISSION BYLAWS

Fair Havens Ministries is first and foremost a place of spiritual ministry and enrichment therefore the following bylaws apply:

1. The operation of the campground will endeavour to provide a Christian atmosphere and Bible-centred ministry and maintain high moral standards.
2. Together with visitors, users and renters (of season sites) you are strongly encouraged: to attend the Chapel services when resident on the site; to wholeheartedly endorse the ministry of the Conference; and to be supportive of Management and Staff, recognizing that the primary purpose of Fair Havens is to provide Christian ministry in a retreat setting.
3. Ensure that all occupants abstain from the use of tobacco, alcoholic beverages and non-medical drugs while on the grounds.

C. OPERATION BYLAWS

Because of the size of our Trailer Park and our commitment to the safety and comfort of our residents, the following apply:

Fair Havens will commit to the following operational bylaws:

1. Fair Havens is committed to operating the campground in accordance with Brock Municipal By-law 520-81PP and any subsequent amendments. Fair Havens will post a copy of this By-law.
2. Fair Havens will be the sole spokesperson in any communications with outside agencies, (i.e. Hydro, Health Unit, Brock Township, Bell Canada etc) regarding the operation of the campground.

Season Site Leaseholders must commit to the following:

1. Guarantee that children and teenagers under the age of 18, will not occupy the site alone without a responsible adult chaperone and will ensure that adult mixed singles (other than family members) do not reside in the same RV at the same time.
2. Maintain quiet by all occupants between 11pm and 8am and avoid noise that disturbs others at all times.
3. Keep campfire gatherings quiet after 11pm.
4. Keep the site clean and neat with grass cut (arrangements can be made with the office to have the grass cut if required for a nominal fee.)
5. Ensure that all site occupants are pre-registered and also ensure that they check in at the office on arrival. All renters must declare they are renters at check in and will pay the appropriate program fees for their stay plus Sat. BBQ
6. Ensure that clotheslines are out of sight as far as practical. No appliances shall be set outside except barbecues. No electrical "bug" lights or 'Bug Zappers' are permitted.

7. Not hold Fair Havens responsible for any & all loss &/or injury to site occupants or property from any cause whatsoever including but not limited to fire, falling trees, lightning, flood etc and for theft, collision, vandalism etc. and, without liability, allow Fair Havens to move the RV in the event of an emergency. Maintain appropriate insurance and public liability to absolve Fair Havens of any liability in regard to site and contents as a result of renting the RV.
8. Conserve electricity by disconnecting all power uses, except for refrigerator, when the site is vacated.
9. Conserve water by refraining from washing vehicles on site. Washing machines or dishwashers are not permitted due to overload they would place on the septic system.
10. Protect the septic system by refraining from flushing down the toilet or drain any item that will not dissolve (grease, diapers, paper towels etc). USE ONLY SINGLE PLY TOILET PAPER.
11. Not release waste or drain water on the site. Put all garbage in plastic bags and place in containers provided and replace cover. USE BIODEGRADABLE DISH SOAP IF POSSIBLE, BAR HAND SOAP IS ACCEPTABLE.
12. Provide all water, hydro and sewer connections, limiting use to one of each.
13. Honour the Fair Havens 'No Pets Policy'.
14. Not to erect tents on the site unless first approved by the Main Office.
15. Not park more than two vehicles on the site. All other vehicles must be parked in the general parking area.
16. Refrain from distribution or posting of any material not approved by Fair Havens.
17. Ensure that incoming personal phone calls are for EMERGENCY purposes only. It is the camper's responsibility to check the Campers Board for messages and the Sports Shop for mail.
18. Ensure that all occupants abstain from sports activities during chapel services.
19. Any mail received during the fall/winter/spring will not be forwarded unless requested in writing. All mail and forwarding charges will be the responsibility of the season siter.

D. SAFETY BYLAWS

Because of the preciousness of human life and the need to avoid physical injury at all cost, the following apply to all residents in the campground:

1. Everyone is expected to obey all speed signs and safety rules.
2. Ensure that all children and teens under 18 wear helmets when riding bicycles on the grounds. Lights are required after dark. FAIR HAVENS RESERVES THE RIGHT TO CONFISCATE ANY BICYCLES VIOLATING THESE RULES.
3. Not operate non-licensed vehicles on Fair Havens grounds (except vehicles for handicapped) without written agreement with Fair Havens – see new golf cart policy below:
4. Golf Cart Policy:

Beginning October 11, 2012, we are permitting authorized use of privately owned golf carts. Fair Havens will authorize these golf carts on a per application basis – a request must be made in writing to the Fair Havens Registrar. The primary criteria for authorization will be based on the drivers... 19 years & older who will commit to safely driving & operating the golf cart.

The following policies will be enforced for all registered golf cart operators:

- ❑ All prospective golf cart owners must receive written authorization from Fair Havens Ministries prior to using a cart on the grounds.
 - ❑ Only electric carts will be allowed at this time.
 - ❑ Use of carts will be limited to licensed drivers 19 yrs of age or older.
 - ❑ A copy of the current registration and proof of liability insurance must be provided to the Fair Havens Registrar to be put on file.
5. Ensure that all on-site campfires are in an open area, always attended by an adult and are not more than 2 ft high. All fires must be doused before retiring or leaving the site at any time.
 6. Fair Havens will do its best to provide surveillance of the campground to help ensure the safety of campers and their equipment.

E. REGISTRATION BYLAWS

In order to equitably address the needs of all our residents and maintain Provincial regulations in the keeping of adequate records, the following apply:

1. The trailer park season will begin with the May Long Weekend and closes on Thanksgiving Weekend. Road access to the park, hydro and sewage will only be available during the camping season.
2. Fair Havens will be agreeable to extend this Annual Agreement for another season providing the season siter, visitors, users, and renters have maintained a continued interest in the Conference ministry.
3. Season site leaseholders will advise Fair Havens in writing by October 15 of intent not to renew the annual contract for the following year. No refunds can be guaranteed after this date – the leaseholder will be fully responsible for the season site lease fees. Any refunds prior to this date will have deducted any applicable administration fees, off-season storage, portion of season that site is not used by next tenant, etc..
4. Existing leaseholders will have priority over a new incoming season siter for any site that becomes vacant (i.e. no equipment on the site). Fair Havens will maintain a waiting list of season sitters wishing to transfer. A transfer fee will apply.
5. Registered leaseholders are to be the primary occupant of the site and may not transfer their rental contract or lease the RV to others on the site. Use of the RV by users or renters shall be to further the outreach ministry of Fair Havens and not as a business venture. Advertising or solicitation of rental of season site trailers is not permitted on the Fair Havens grounds. Your trailer can only be rented for a maximum of four weeks of the nine conference weeks. As well, your trailer can not be rented for an amount greater than the most expensive Fair Havens' Rental trailer (i.e. for 2022, \$135.00 per night). Contact the office if special arrangements need to be made.
6. Season Sites are to be occupied by the registered leaseholder for a minimum of 5 (five) weeks during the Summer Bible Conference. The only exception will be for an ongoing illness by the Registered Season Siter or spouse with notification of such by the leaseholder.
7. Fair Havens will require a set of RV key(s) to be used in the case of emergency. (This is strongly recommended).
8.
 - a. Leaseholders will ensure that all occupants pay for privileges that are chargeable to other guests of Fair Havens (i.e. sports equipment & facilities).
 - b. Leaseholders will ensure that all occupants / renters of their season site are aware of the Facility/Amenity fees and that they must register at the Main Office upon arrival and pay the appropriate fees.
9. Leaseholders are required to pay the annual Summer Conference program fee as per the schedule attached to the annual renewal notice.

10. Facility/Amenity fees for non summer retreats and special events are not included in the season site lease fee.

11. All guests MUST pre-register each week for Summer Conference– this includes the leaseholder, family members and renters; as well, wristbands MUST be worn at ALL times

12. Non-family members will pay regular transient guest Facility/Amenity fees.

IMPORTANT

Season Site Facility/Amenity pass will only cover immediate family members (children, grandchildren, parents, siblings)... up to the number identified by the Facility/Amenity Fee Package that was chosen.

14. Reminder that even if family members use your site they must pay Facility/Amenity fees if numbers exceed those covered by SS program pass. EG. 5 members of your family stay in the trailer and your Package covers up to a maximum of 4... thus you will have to pay for the one extra x # of weeks staying. Talk to the Managing Director for more package ideas.

15. All Season Sitters must fill in an 'Occupancy / Renters' form prior to Summer Conference.

16. Fair Havens reserves the right to deny or terminate seasonal site permits.

F. SITE BYLAWS

In light of municipal regulations and our desire to maintain uniformity of appearance, the following apply:

1. Leaseholders must comply with the following regulations:

a. **Only factory built RV's** with CSA approved equipment are allowed on site (i.e. NO 'man-made' structures OR trailers are allowed).

b. You must retain the wheels & tongue of the RV. The tongue no longer needs to be affixed to the trailer, it can be stored under the trailer in a visible spot.

c. Only install RV extensions specifically designed as an accessory for the RV and which are metal fabricated and factory built (after Dec 1989). Sheds shall be metal or vinyl fabricated and factory built.

d. All structures must be readily removable from the site and site add-ons shall be readily detachable from the RV (in an emergency).

e. TV antennas shall be no more than 16 ft above ground level. No TV towers are permitted. TV Satellite Dishes must NOT be attached to trees.

f. When bringing in a new trailer or adding a room consult with the Facilities Director to ensure that equipment is situated in the proper location. As well, a building permit may need to be obtained from the Township through the Facilities Director **at a cost to the Season Siter.**

g. Not remove or alter boundary markers or erect fences. See Facility Director if you are not sure of your site's boundaries.

h. NO changes are to be made to water, hydro, sewer receptacles owned by Fair Havens. Any questions or concerns, please speak to the Office Staff who will direct your request to the Facilities Director.

- i. Occupancy must not exceed the sleeping capacity of the RV. Tents are not permitted unless cleared by the Registrar.
- j. DO NOT remove or trim trees without permission from the Facilities &/or Managing Director.

2. **SERVICE CALLS (by FHM staff)**

- There will be a minimum fee of \$40, plus hourly fee of \$30, if FHM staff work on Season Site “trailer” unit (this does not apply to winterizing trailer). This fee will be added to the site Statement of Account.
- FHM staff will NOT work on anything requiring licensed technicians (propane, electrical, etc.).
- Please ensure that anyone using your trailer understands the above. Renters are not able to arrange for work to be done on the SS trailer that they are renting UNLESS they have WRITTEN approval from the Season Siter.

3. The following policies must be adhered to when **planning placement and renovations/additions** to the season site.

MANDATORY

Provide to Fair Havens a site plan showing the location, description, size of all equipment & structure(s) to be placed on the site, trailer CSA#, dollar value of structure(s) so that you can obtain written approval from Fair Havens. Then a building permit will be procured by the Facilities Director , if required from Brock Township before any equipment can be moved onto the site. Any subsequent modifications of equipment or location, including landscaping and additional topsoil, must also be approved by the Facilities Director, before being implemented. Fair Havens staff shall have the right to require removal by the season siter of any equipment that has not been previously approved. Fair Havens reserves the right to alter any topography.

b. NO major construction, is allowed i.e. decks or sheds, during July and August with the exception of minor repairs for safety reason.

c. Depending on the size of the site lot, compliance with the following requirements is MANDATORY regarding maximum sizes based on outside dimensions (Revised Aug 8,1992). Total RV structure including tipouts shall not exceed 530 sq ft(12ft x 44ft) with no add-a-room permitted; that is, RV structures including tip outs and Florida Room additions and any other attached / enclosed space shall not exceed 530 sq ft on site coverage. Any & all site add-on structure(s) such as deck, stairways, storage shed etc shall not exceed 330 sq ft of site coverage. As well, a maximum of one storage shed with a maximum size of 80 sq ft.

THUS, the Maximum TOTAL COVERAGE area for structures will be 860 sq.ft.; this will be determined by the Facilities Director.

SITE ALLOCATION, TRANSFERS AND REGISTRATION PROCESS

SEASON SITE WAITING LIST (Fair Havens has the authority to override any process)

The Season Site Waiting List is maintained by the FH Summer Conference Registrar in date of application sequence of the oldest to the newest applicant. New members are added to the end of the waiting list.

Initial Registration Process:

Anyone interested in becoming a member of the waiting list will receive the following information package.

- Introductory Letter and Explanation of Waiting List Procedure
- Season Site Handbook
- Application Form and Regulations Pertaining to the Waiting List

Waiting List Regulations

1. A waiting list will be maintained by Fair Havens of all those who apply for a season site at Fair Havens for their R.V.
2. The waiting list will determine who is allocated a season site when a season site becomes available. However, Fair Havens Ministries Staff (including full time volunteers) will have priority over the waiting list for available sites. A staff site is provided to these staff, if available, as long as they are full time staff at Fair Havens. If they cease to be Fair Havens Staff, they must vacate the site, unless in the meantime their names are at a position on the waiting list where they are eligible to be offered a permanent site.
3. Those wishing to be added to the waiting list are required to complete a FH application form. The order on the waiting list will be determined by the date that the application is accepted by Fair Havens. A \$10.00 administration fee must accompany the application.
4. A re-registration form will be mailed each year in January and must be returned signed accompanied with the \$10.00 yearly administration fee to maintain your position on the waiting list. Payments must be received prior to the immediate April or the Waiting List Member will be moved to the inactive list.
5. Each position on the waiting list is to be either a single person or a married couple, 21 years of age or older. No other name(s) may be later substituted for the name(s) that are on the original application (except for addition of spouse).

6. If a person on the SS Waiting List is not ready to take a site when the opportunity presents itself, he or she can elect to be put on the “Inactive” List (no \$10 yearly administration fee will be collected at this time). When the person on the “Inactive” List wishes to return to the same position on the SS Waiting List, they will be required to pay all monies past due, before being allowed to return to the same position on the list (i.e. \$10 times the number of years on the “Inactive” List).

7. When a person on the waiting list, who is eligible for a site (not a trailer to purchase, but an empty site), declines a site when offered by Fair Havens, that person will retain their position on the waiting list but will not be offered another site until they advise Fair Havens in writing at the time they are next available to accept a site. They must then accept the next empty site offered or their name will be deleted from the waiting list.

8. Once on a season site, the season siter will have priority over the waiting list members to transfer to another site which is up for sale (empty site or with a trailer) as long as they have requested, in writing, to be placed on the Transfer List. **A transfer fee** will apply to all completed transfers in addition to the regular rental fee.

9. When a person accepts an offer of a site, they will be required to:

a) Sign a copy of the AGC doctrinal statement of faith, signifying whole hearted agreement of the Biblical, evangelical position of Fair Havens and have exhibited a life style consistent with this declaration. If any exceptions to the statement wish to be taken, these should be noted on the signed copy.

b) Sign the Annual Lease Agreement for the site and return it with your payment arrangements.

c) Pay an **initial administrative fee** in addition to the first annual rental fee before occupying the site.

TRANSFERRING FROM ONE SITE TO ANOTHER

A Season Site Registrant, wishing to relocate to another Season Site must submit such a request to the FH Summer Conference Registrar **in writing** under the date of the request, indicating the pertinent information concerning the transfer. For example, they request a specific site if it becomes available; or they would consider any site on Row “X”.

TRANSFERING SITE TO FAMILY (Season Site Family Waiting List):

In 2010, opportunity was given again to parents, owning a Season Site, to name an immediate family member (son or daughter) who were already on the Season Site Waiting List as the family member to whom they would, at some time, transfer their site. This recognized a desire and concern of parents who had come and supported Fair Havens for years that their family members may be precluded from continuing on the parent’s site in years to come.

The participants in this “Family Transfer” program, will be required to pay a \$10 yearly fee to remain on this list, until such time as they take over the “parents’ Season Site. Potentially, a person could be on the regular Season Site Waiting List (awaiting any site) and also the Family Waiting List (just in case their family member need to give their site up)... in this case, they will be required to pay 2 waiting fees = 2 X \$10 = \$20 / per year.

PROCESS FOR SITE ALLOCATION AND REGISTRATION

An available site may be the result of a present Season Site Registrant transferring from their present site, thus their former site being the location available. Or, the individuals leaving the site may also have their trailer for sale, in which case the individuals seeking the next site would have the option to buy the trailer (dealing directly with the seller) and retaining the site, or not wanting the trailer, just acquiring the site.

See the next section on selling of trailer and/or cancellation of site for details.

THE FOLLOWING PROCESS WILL BE FOLLOWED WHEN A SEASON SITE BECOMES AVAILABLE. (This process may be expedited by Fair Havens because of time restrictions)

1. Fair Havens will give first priority to the FHM Staff request list for a Season Site; if no staff is interested then the SEASON SITE TRANSFER LIST members will be contacted. We will contact the person to see if they still want to acquire the site (with trailer or empty if available) in question. If the person wants the new site (and offers the asking price if a trailer is involved), then a transfer process will be initiated and the Season Siter will be required to pay a **transfer fee**. (i.e. Those on the FHM Staff request list have first priority over all other guests & Season Sitters; then, the Season Site Transfer List has second priority) to transfer to the site in question if they have in writing previously requested the site concerned.

2. If no Season Siter wishes to transfer then the Registrar will move to the waiting list process as follows:

2.1. **AN EMPTY SITE** (which is a rarity):

2.1.1. FH will contact the **first person on the waiting list** to determine their interest in the available season site. After giving due time (maximum of 2 weeks) to consider the site, we will then proceed to the next name on the top of the waiting list, and continue until the site is accepted.

2.2. **TRAILER ON SITE IS FOR SALE**

– see section on **CANCELLATION OF SITE - SALE OF TRAILER**

2.2.1. FH will simultaneously call and mail or fax the details of the trailer sale to the first 10 members on the Waiting List. These 10 members will be given up to two weeks to respond with an offer on the trailer. The closest offer to the asking price acceptable to the vendor will be considered first. **Offers cannot exceed the asking price of the trailer**. If there are two matching offers then the buyer closest to the top of the Waiting List will be considered. Waiting List members cannot come back and put an offer in after the two week period described above.

2.2.2. If none of the members in the top 10 positions on the Waiting List are interested in the site, then a letter with the sale information will be mailed to the next 40 Waiting List members. These 40 members will have two weeks to respond with an offer. Again, the closest offer to the asking price will be considered first and offers cannot exceed the asking price of the trailer. In the event that there are

two matching offers, the buyer closest to the top of the Waiting List will be considered. THIS PROCESS WILL BE REPEATED UNTIL either the Waiting List is exhausted or a suitable buyer is found.

2.2.3. Once an offer has been accepted by the vendor the potential buyer must undergo the interview process outlined below prior to allocation of the site to the buyer.

3. The new Season Site Registrants will be subject to an interview process prior to the confirmation of their acceptance of the offer. The purpose of the interview is to ensure there is a continuing commitment and dedication of those residing in the season camping facilities to the fundamental beliefs and Christian values held by Fair Havens Ministries. **UPON MEETING THE CONDITIONS SET FORTH, THE APPLICANTS QUALIFY AS SEASON SITE REGISTRANTS**

4. Prior to confirming the acceptance of an offer, the new Season Site Registrants must sign an agreement with the AGC Doctrinal Statement; sign an agreement to the bylaws and policies governing the campground, pay an administration and processing fee, and pay the season site fee (plus utility unit fees) that covers the period May 15 to October 15, or the prorated portion if necessary.

SALE OF TRAILER and/or CANCELLATION OF SITE

SALE OF TRAILER – RETAINING SITE

THE FOLLOWING POLICIES ARE TO BE FOLLOWED WHEN A PERSON WANTS TO SELL THEIR TRAILER HAVING BOUGHT ANOTHER TRAILER BUT WISHES TO RETAIN THE SITE.

1. The owner bears full responsibility for selling the trailer. If the replacement trailer is delivered, the present trailer must be removed at the owners expense, unless other arrangements have been pre-approved by the Executive Director.
2. The owner may place the standard “For Sale” sign on the trailer. The owner may also request the opportunity to advertise the sale in a Fair Havens location designated for such a purpose. Strict guidelines regarding information and/or pictures must be followed and pre-approval must be received from the Camping Registrar in this regard.
3. If the owner requests permission to store the trailer if it has not sold, and there is room in the Trailer Storage area, approval may be granted upon the authorization of the Executive Director and the normal storage fees will apply.
4. Fair Havens does not permit solicitation of any of its people appearing on the Season Site Waiting List, nor will Fair Havens participate in any selling activity or arrangements related to the selling of trailers.

CANCELLATION OF SITE – SALE OF TRAILER

A Season Site Leaseholder is bound to fulfill the obligations of the lease once it is signed. Intent to renew the lease in the fall must be confirmed by October 15th with a signed copy of the lease along with the initial payment as indicated on the lease.

If the Season Siter does not wish to renew their site they must notify the Registrar by October 15th. Fair Havens will then initiate the site allocation process described on the previous page. It is the responsibility of the Season Siter to sell or remove the trailer for the site to make room for the new

occupant. However, Fair Havens will advertise the trailers for sale on site to the waiting list group if the following conditions are met:

- The Vendor must notify the Registrar by September 30th of their intent to sell the trailer and vacate the site. Vendors can notify earlier if they so desire. All vendors will be required to complete an **'Intent to Sell'** form outlining details of the selling process, including timelines, price, etc.
- The Vendor must provide a 8.5" x 11" fact sheet regarding the specifications of the trailer including a picture.
- A current year written appraisal from an independent appraiser must be provided. The asking price of the trailer cannot be higher than 105% of the appraised value. All trailers (0 to \$\$ value) must have a valid appraisal done.
- An **administration fee** with application for sale.
- In total, the 'Season Site Trailer Sale Package' must include the following:
 - An 'Intent to Sell' Form;
 - An **administration fee**;
 - A fact sheet and photo outlining the details of the trailer;
 - One to two independent written appraisals(s).
- Once the Season Site Trailer Sale Package is completed, Fair Havens will begin the process outlined in the previous section entitled SITE ALLOCATION AND REGISTRATION – SECTION 2.2.
- If no member on the waiting list is interested in purchasing the trailer then the vendor has two options, as follows:
 - Remove trailer by May 1st of the following year (as described below)
 - Notify Fair Havens by December 30th of intent to keep the site for another season. A signed lease and initial or full payment must accompany this notice.

TRAILER REMOVAL

In the event of a new leaseholder acquiring a site but not the trailer, it is then the present owner of the trailer who is responsible for the timely removal of the trailer from the site, no later than May 1st. If room is available in the Storage Area, and upon approval of Fair Havens the trailer for sale may be temporarily located in storage subject to the regular fees and charges.

SEWAGE & GRAY WATER

Please make sure that all sewage and gray water is taken to the dumping station located at the west side of Quonset Washrooms and is not released on the site.

The Health Inspector will be looking for any violations. Violations are subject to fines by The Ministry of Health

GARBAGE DISPOSAL

Corrugated Cardboard: Designated dumpster by Quonset washrooms

Plastics, Glass and Pop Cans: Specified blue containers around the grounds or in special compound beside the dumpster at Quonset washrooms.

Household Garbage: In regular dumpsters

- Corner of Chapel Cres. And Woodland Rd.
- Quonset washrooms

Please do not place metals or wood products in the dumpsters. See the Maintenance Staff regarding disposal of these items.

PROPANE

The propane company (Highlands) will make rounds regularly to check and fill 100 lb. tanks on sites that have been registered with them. Please advise the Registrar if you would like to be included with these regular maintenance rounds. Because of the 'new' propane regulation set in 2009, small tanks (20 lb, 50 lb) can not be filled in-place and will have to be taken by Highlands back to their filling station (off-site) and then returned to the season site, within two days.

If you are not on the 'regular maintenance' program then you can place a request at the main office when you would like your propane tanks checked (i.e. sign name in appropriate binder in office).

Chapter

4

FEE SCHEDULE

This section outlines the fee schedule for next season. Please note changes in payment terms for next season. All prices are subject to change.

SITE FEES

Due to general operating cost increases as well as some significant increases in utility costs, particularly electricity and water testing, the rates represent a slight increase from previous rates. We realize that any increases are unpleasant; however, we also want to ensure that the operation of this ministry remains financially viable. Please speak to the Executive Director, if you have any concerns or questions.

Option 1*: Pay in full by October 15, (payment cannot be post-dated) - Discount applies to pymt in full

Option 2*: Three (3) Instalments:
Deposit due- October 15,
Payment- December 31,
Balance due- March 1,

Option 3*: Ten (10) instalments or Twelve (12) instalments - beginning Sept. 16th to June 16th
By EFT (Electronic Funds Transfer – void cheque required)
Or Credit Card

** \$25.00 Late payment fee per period will be added if payment is not received by the above dates.*

Facility / Amenity FEES

(only cover Leaseholder & Immediate Family up to 'package' total)

Facility/Amenity Fees and Registration:

Summer Conference Facility/Amenity fee structure will be as follows
(i.e. the Season Sitters' pricing is only 30% of normal 9 week transient rate):

- Basic Plan (1-2 People) \$576.00 + HST
- Standard Plan (3-4 People) \$864.00 + HST
- Deluxe Plan (5-6 People) \$1296.00 + HST
- Ultra Plan (6 + People) \$1,728.00 + HST

IMPORTANT! – All Season Sitters **MUST** register the children that will be on their site for each week of summer. Please access the electronic registration form located on our website, www.fairhavens.org.

Season Site Program and Amenities

Please check out the annual Summer Conference Program Guide for details on ministry program and recreation activities. Please note that the Season Site Committee (by the Season Sitters, for the Season Sitters) plans a variety of activities throughout the summer. Watch for notices on these events!

Chapter

6

Appendices

The following pages include several important Fair Havens Ministries Policies and Procedures pertaining to your season site and the campground. Please review these policies carefully.

Fair Havens Policy

regarding

Campground Access

The campground is regulated by R.R.O 1990, Reg 568. Regulating authorities identify the campground as a "Restricted Area" outside of the posted season.

Effective immediately, the campground will be gated. Access requires written permission from the lead Recreational Vehicle technician. The campground will be gated and locked when the technician is not available. Arrangements must be made in advance of arrival to guarantee access.

As per Season Site Lease Agreements, the campground will be open and accessible from the 2nd Saturday in May, (OPEN) through to the 3rd Monday of October, one week after Thanksgiving Day, (CLOSED). Opening date is pending a successful inspection of the facilities by the Brock Township By-Law Officer.

*Thank you for your cooperation in this matter,
On behalf of the Executive Team,*



Fair Havens Policy

regarding

Maintenance Compound & Loaned Equipment

Shops are not for public use.

1. **Safety First... Wear PPE:** Safety glasses and CSA approved footwear MUST be worn on the maintenance compound. NO EXCEPTIONS!!!!
2. **No longer lending tools:** Fair Havens Ministries' maintenance department does not allow the use/borrowing of Power Tools or Specialty Tools.
3. **Ladder use:** Due to Ontario Working at heights Law and Regulations stipulated by Ontario Health and Safety Act, no one may use/borrow a ladder from Fair Havens Ministries.
4. **Access:** Access to the maintenance building by qualified personnel only during posted staffed hours

5. **Trailer repair:** In order to comply with O.Reg. 215/01, NO ONE ON SITE is permitted to work on recreational vehicles without an RV2 or RV1 TSSA approved license.

6. **Absolutely no trespassing in campground** during the off season without written permission from the RV technician on site for ANY reason. Any and all off-season access is the responsibility and sole discretion of the lead technician.

7. **Maintenance compound is considered off limits to untrained persons.** All access and training for qualified persons is up to the sole discretion of the Shop Foreman.

8. **Service Work Order requests** must be submitted to the Main Office Staff, by the Leaseholder. These requests are then reviewed by the Maintenance Manager who will schedule all approved service work.

9. **Outside Contractors** must **Sign-In** at the Main Office and must show **proof of Contractor's Liability Insurance.** Please note that all Season Site Leaseholders **must advise** the Main Office of **any 'work'** that needs to be done to their trailers: Date, Duration of repair/Work, Materials that will be delivered. The work performed must be approved by the Site Director and the Maintenance Manager.

FAIR HAVENS' Electricity Usage Awareness

Fair Havens Ministries and its staff are committed to providing each and every guest with the amenities and services that are essential for a comfortable stay and a time of refreshment. With this being said, it is important that each of our Season Sitters are aware of the need to CONSERVE electricity and how not to OVERLOAD the campground's electrical design, especially since your campsites are 30 AMP Hydro not 50 AMP Hydro.

THUS, we are providing you with:

Some Ways for you to 'Reduce your Electrical Consumption'; as well as, an Article of Explanation regarding 'How Does Electricity Work In An RV' that is 30 AMP or 50 AMP.

How To Reduce your Electrical Consumption

There are many easy steps you can take to reduce your electricity usage. Here are a few for you to consider.

- Use propane as much as possible. It heats up your trailer and your hot water the quickest;
- Your water needs to heat up to 125°F to destroy any diseases growing in your Hot Water Tank such as Legionnaires disease;
- Minimize the usage of hot water while in RV. It is going to cost you if you go for those long showers all the time;
- Turn AC & Hot Water Heater OFF when you are gone for several days;
- Do NOT leave AC running, fully, when you are not in the trailer... this wastes electricity;
- Rotate the number of appliances that you are using... don't overload the circuit or 'shared' hydro panel;
- Use LED bulbs;
- Use energy efficient appliances;

- Park in the shade during hot months;
- Park in the sun during cooler seasons;
- Dress appropriately;
- Add insulation.

One way to reduce electricity usage is to switch over to propane. You can run your heating system, your hot water heater, and even your refrigerator on propane.

Another option is to use low wattage LED bulbs and energy efficient appliances. LED televisions and tablets use up much less energy than giant plasma televisions and old desktop computers.

You can also add insulation to your RV as well as to your body. **Insulating Curtains** – Insulating curtains are best used over windows and vents that cannot otherwise be insulated. In the winter, they trap air between the cold surface of the window and the camper. In the summer, these curtains reflect light away from the camper and reduce the sun’s effect on the camper.

How Does Electricity Work In An RV

RVs can be run from both DC power as well as AC power. DC stands for direct current and AC stands for alternating current. The grid runs off of AC power and vehicles run off of DC power.

DC power is 12 volt. An RV usually has a 12-volt battery, but it can also use two 6 volt batteries. 6-volt batteries are lighter and easier to handle, but they usually cost a little more. Also, you’ll have to hook your 6-volt batteries up to each other correctly in order for them to work.

A 12-volt battery can be charged from the alternator of a vehicle, a solar battery system, or through the electrical grid. Generators can also be used, but you’ll trade your electricity costs for fuel costs.

RVs usually have 120 volt systems hooked up to them as well. They will run off of a 30 amp power cord or a 50 amp power cord. 50 amp setups allow you to draw up to 12,000 watts while 30 amp setups allow you to draw up to 3,600 watts.

Larger RVs with more than one air conditioning unit will need the additional power of a 50 amp setup.

Here is where we got these numbers:

30 amp RV setup – 120 volts x 30 amps = **3,600 watts Usage**

50 amp RV setup – 120 volts x 100 amps = **12,000 watts Usage**

Where did the 100 amps come from? The reason the 50 amp setup actually provides 100 amps is that the plug actually has two 50 amp hot wires built into it whereas the 30 amp plug only has one 30 amp hot wire.

Some campsites will provide an outlet for both 30 and 50 amp cords while others will only provide one. Luckily, you can always use an adapter to adapt your system to hook up to either one.

What Happens when you Run a 50 AMP RV on a 30 AMP source:

ARTICLE from KOA, 2014:

By Dennis Gaub

If you own a recreational vehicle that has a 50-amp electrical system and you've pulled into a campground where both 50- and 30-amp service are available, please pick the 50-amp service.

That request accompanies advice from an expert on RV systems, Jim Finch, KOA's assistant vice-president/technical services.

Hooking up a 50-amp vehicle to a 50-amp power pedestal whenever possible will help protect the long-term dependability of appliances in your rig, Finch says. Plus, making the 50-50 match will show consideration for fellow campers, allowing them to get an adequate electrical supply, and boost the reliability of the campground's power system.

"If they've got it (50-amp service), use it," he says.

Sometimes, **however**, the owner of a **50-amp RV will have to use 30-amp service** because that's the only power available at a campground. When that happens, Finch advises trying to "to be good to (the campground) and to yourself, and take it easy on what you use because (with heavy demand) you pull down

your own rig and every other rig on that circuit and, you overload the campground's electrical design.

“So, if you're not plugged into a 50-amp (circuit), you need to realize you can't use everything,” he says.

Campers might think that a campground's breakers will fully protect RVs against an electrical overload. But don't count on that, Finch warns.

He explained why... FACTS:

- The breakers for the electrical systems in most campgrounds are designed with a tolerance of 20-percent, plus or minus. (If breakers tripped at exactly 30 amps, they would cost much more – perhaps 10 times as much – as breakers normally used.)
- A 30-amp outlet supplies 3,600 watts (30 amps multiplied by 120 volts).
- Therefore, the breaker on that outlet could meet code and still trip anywhere between a total load of 2,880 watts (80 percent of 3,600 watts) and 4,320 watts (120 percent of 3,600 watts).

That generally isn't a problem for 30-amp rigs, which normally have appliances with total power demand well within the limits of breakers on campground outlets, Finch says.

But, it's different when owners of 50-amp rigs hook up to 30-amp outlets, then run a whole bevy of appliances, including power-hungry equipment such as heaters and air conditioners.

That sets up a situation where the breaker on a 30-amp outlet may not trip until the load exceeds 4,000 watts. And, Finch explains, “that's why you'll go into an RV park and a 30-amp plug will be burned up – because it isn't designed to carry that kind of wattage.”

Campers sometimes misunderstand the relationship between amps and total wattage, according to Finch, and that potentially harms both their rigs and the profitability that campgrounds need to continue operation.

They may think there's a proportionate link between differing amp levels when, in fact, that isn't necessarily so. For example, 20-amp service requires 2,400 watts (20 amps times 120 watts), and 30-amp service needs 1-1/2 times as much power (3,600 watts, or 30 amps times 120 volts). For 50-amp service, however, the potential amount of power used – 12,000 watts, or 50 amps times 240 volts – represents more than three times as much possible demand as 30-amp service. A 50 amp trailer cord has two 120 volt wires, plus a neutral and a ground.

Conversely, a 50-amp rig hooked up to a 30-amp outlet is only getting about one-third of the power that the rig may need to run a full complement of appliances.

Finch says it's helpful to think of home wiring, which is designed with the assumption that not all outlets will be in use at the same time, nor will high-voltage appliances be plugged into all sockets simultaneously. The same principle applies to the design of electrical circuits in commercial buildings and campgrounds. And an overload causes the same result in every case – a tripped breaker and, possibly, a burned-out plugin.

It complicates matters when a **50-amp rig** plugs into 30-amp service designed for perhaps 10-15 units because it's as **if three RVs** have just joined the circuit, he says.

Ultimately, Finch asks owners of 50-amp rigs to consider the economics. They may be saving a few dollars per night by plugging into 30-amp service. But the continued strain on an air conditioner or microwave, especially when either struggles to start running on substandard power, might end up damaging the appliance. And that could bring a costly bill -- \$1,000 or more – to repair or replace the unit.