

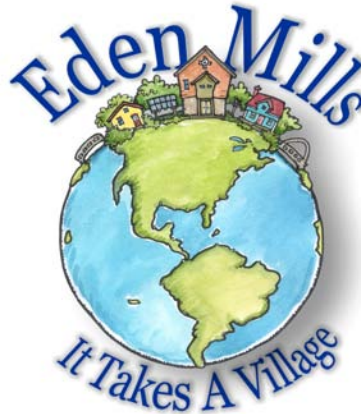
It Takes A Village Retro-Fit Report

To all residents of Eden Mills:

Welcome! This is the first report to Eden Mills residents on the exciting steps three village organizations are taking to revitalize the heart of the village. The **Millpond Conservation Association**, the **Going Carbon Neutral** and **Community Club** have united their dreams and are working together to bring them to reality. This "Retro-Fit Report" will be published as required and will keep you up-to-date on every aspect of the project: -- timetables, news, public meetings and ways you can become involved.

The combined energies and vision of Village residents and volunteers have brought us to a moment of dramatic opportunity.

After several years of research planning, we are ready to enhance our Village .



**Thurs. March 29
7:30 pm
Community Hall**

**Public Meeting
on Hall Retrofit
Plans and Design**

- **Energy retrofit of the Community Hall** so that a reduced carbon footprint will minimize operating costs and keep the doors open for decades and generations to come; a **kitchen and stage retrofit**, so that we provide professional working areas for performing artists and food preparation.
- **Purchase and restoration of the Millpond** so that practical water levels are maintained to ensure continuing summer and winter sports use, and so that a naturalized system of trails can be developed to protect and promote the ecological footprint of the Valley; and
- **Landscaped Community Hall parking lot and streetscape** providing an attractive and user-friendly outdoor ambiance with solar panels, gardens and seating areas.



It Takes a Village RETRO-FIT REPORT

To renew and restore

Volume 2012, # 1, March 15, 2012

These projects won't happen all at once – they will be spaced over several years so that we can catch our breath and raise the required funds.

BUT, things are starting now and quickly because we have received funding for both the **solar panel installation** and **the first steps in retrofitting the Community Hall**.

The **Waterloo-Wellington Futures Development Program** is providing a very friendly loan to cover the solar panel installation costs. The entire loan will be repaid out of the revenues paid by Hydro One for the sustainable energy we will be sending into the grid.

The **Ontario Trillium Foundation** is covering, with a grant of \$120,000, 75% of the cost of purchasing and installing new windows, ceiling insulation and exterior insulation at the Hall. The grant conditions require that this work be finished by the end of the year, 2012.

Residents will recall that we have already taken several meaningful steps over the past two years to set the stage for these projects:

- Going Carbon Neutral has a **full energy audit** of the Hall which is the blueprint for choosing energy-retrofit priorities.
- The Community Club has installed a **new, metal roof** on the Hall, which has already reduced our energy use.
- The Community Club has also negotiated a land-swap/donation settlement with neighbouring property owners so that the Hall **parking lot is now owned by the Community Club**, which at last permits us to finish and landscape this area.
- The Millpond Association has formally approved a **decision to purchase** the Millpond and adjacent land in order to protect this natural habitat and recreation area for generations to come. Several **important studies** of the Pond's changing topography are finished or underway, so that realistic restoration plans can be finalized.
- The Township has assisted in the first steps in **preparing the parking lot** for the solar panels.

Much of this work has been possible because of significant volunteer and pro bono contributions, as well as Village fund-raising campaigns.

Working Structures

That “It Takes a Village” to launch such a substantial project is immediately apparent when we review the number of residents who are already involved in the project. Here is a summary.

Finance: **Bill Allen** is Treasurer of both the Millpond Conservation Association and the Community Club. His calm expertise will bring a single, practical eye to the management and tracking of the financial aspects of the project on behalf of the two organizations.

Landscape Design: A working group is preparing proposals for solar panel and outdoor landscape design at the Hall. On February 23, a public meeting was held to look at three options for the solar panel installation design. One design (see below) attracted the most support, and is now being fully developed

for implementation. The group includes people with expertise in architecture and planning, landscape design, gardening, , and three-dimensional design research.

Working Group Members: James Giddings, Charles Fraresso, Art Lucs, Linda Hendry, Charles Simon, Doug Jamieson, Sue Martyn, John Bradshaw.



Landscape Implementation: **Tim Laing** is the project manager/coordinator for all work on the landscaping of the parking lot, and its relationship to Hall retrofit activities. He has already begun work with volunteers to remove existing raised garden boxes to prepare for the solar panel installation and to clear the parking lot for grading and development.

Retrofit: A working group is making recommendations on the Hall retrofit project. It weighs retrofit options, materials choices, tender bids and other technical matters. The members have expertise in engineering, construction, retrofit requirements and materials. **On March 29, this working group will hold a public meeting to present the options on window installation, ceiling insulation and exterior wall insulation.**

Working Group Members: Richard Lay, Les Zawadzki, Charles Simon, Chris Wilson, Charles Fraresso

Fund-raising: While the three community associations continue to work independently on the detailed planning for their own projects, they are also represented in a joint fund-raising working group. This group is gathering information to prepare a comprehensive budget and fund-raising goal. It is also researching potential sources for grants, sponsorship, in-kind donors and donations relative to the goals of each project, as well as planning special fund-raising projects. A fund-raising package is in development.

Working Group Members: Tim Laing, Kit Bresnahan (Millpond), Bill Allen, Laura Brown, Doug Jamieson (Community Club), Linda Sword and John Cripton.

Communications: Communications with both the Village and the wider world are essential to the understanding and success of the “It Takes a Village” project. Linda Sword and John Cripton will produce this newsletter. Linda Hendry is the Village’s well-known graphic interpreter. Laura Brown, with the expert assistance of Steve Wynen, is developing a website design which will follow the project and lead readers to the sites of Going Carbon Neutral, Community Club and Millpond Association. We’ll make an announcement when the site is active.

Can you participate? The answer is a hearty “yes.” We think that this project is not only important but fun and fulfilling. The cost will not be small. But it is already, and will be as we go ahead, significantly mitigated by the Village’s traditional backbone, its energetic and cheerful volunteers.

From time to time we will put out a call for volunteers for specific work parties. These may include:

- construction
- baking
- event coordination
- gardening
- pond reconstruction
- advice
- cheering
- and more

Among our immediate needs are suggestions of possible sources of funding or ideas for fund-raising. If you know of a company or foundation with an interest in energy retrofitting, environmental conservation or community development, or a company or foundation where you might be able to help us with an introduction, or people who might be interested in the Village vision for the future, please contact us. If you know companies who might be interested in providing some pro bono work which would enhance their reputation, contact us.

Both the Community Club and the Millpond Conservation Association (including Going Carbon Neutral) can provide charitable tax receipts to donors.

You can also help by attending the public meetings where we discuss the plans. You are an important part of the process.

AND NOW, THE CURTAIN RISES!

Mark your calendars for the next act:

Thursday, March 29 – Public Meeting on Hall Retrofit Plans and Design

Contact “It Takes a Village” through Linda Sword if you want to help or to ask questions. She will respond or re-direct you to the appropriate person.

lsword@xplornet.ca or 519-853-1896