

Woodlands Safety Communication

Over the past few months, the Board of the Woodlands Condo has been talking to the developer (OBD), about the safety of pedestrians walking along Marina Village Dr (MVD) and Country Trail (CT). These concerns primarily arose from the lack of sidewalks and the increasing number of construction vehicles. Normally, sidewalks serve to separate pedestrians from vehicular traffic for safety.

Since the Woodlands is a condominium, our roads are private. This means the condominium has the responsibility to maintain the roads and ensure they are safe. As such, the Woodlands Board requested OBD to use an alternate access route to the construction site by the marina. Unfortunately, from OBD's perspective this was not possible.

Instead, a compromise has been reached for OBD to use Marina Village Drive but to provide safety monitors, improved signage, improved safety protocols and serious consequences for construction related offenders. In addition, OBD has agreed to limit their hours of operation to between 7 and 6 during the week and limited weekend construction traffic.

One of the risks the Board uncovered was that as a private road, pedestrians are not afforded the same protections if hit by a motor vehicle as they would be on a public roadway. On a public roadway, if a pedestrian was injured by a vehicle, the driver is assumed to be at fault and the burden to prove otherwise is on the driver. However, on a private road, the burden of proof falls equally on both driver and pedestrian. This makes it more difficult for the injured pedestrian to claim damages.

The Board is therefore asking everyone to avoid walking on MVD during construction hours from CT to the construction site. We understand that this is an inconvenience, but we feel the measures and restrictions are necessary for the safety of all. While these are "temporary" measures during construction, we expect that the above measures will last for the next 2 to 3 years.

On another note, the safety monitors and residents have noticed that some dog owners do not pick-up after their dogs while on walks on our roads and even within the construction site. We are asking these people to please clean-up after their dogs. Chronic offenders will be identified and reported to the Township's bylaw enforcement officer.

Board of Directors,
MVLCC 64 (The Woodlands Condo)