

Wild Life and Vermin Control Plan

A problem often arising from living on a one time centennial farm is that sometimes, along with all the other wonderful wildlife that passes through Craig Bay, we also have to deal with pests.

We often deal with wildlife such as recent Bear sightings as well as previous Cougar sightings. Therefore Council has asked that owners do NOT put out compost and garbage in garbage cans OVERNIGHT (the night before garbage collection) as this attracts all forms of wildlife from Bears to Racoons and rodents.

We will occasionally have to deal with vermin issues and ask owners to pay attention to the guidelines and rules in keeping those attractions to a minimum including the ban on bird feeders (hummingbird feeders exempt).

Council has been notified by IRC during their attic inspections, of evidence in a few Strata Lots, of the entry of rodents into the attic space. Those owners have been notified and VI Pest Control called on each occasion to address the problem.

Council is always looking at ways to prevent any future rodent entry problems and after recommendations from the Pest control company is concentrating on the following:

- Instructing ILS, our gardeners, to trim tree branches back from those affected houses which may be providing access.
- ILS is currently identifying any trees, primarily Japanese Maples that are growing too close to homes, which should be targeted for cut back or in a worst case scenario, removal.
- Council will experiment with tree bands making scaling for rodents difficult to lessen potential tree removals.

These efforts will be broadened to eventually cover the entire community as needed.

Note: Removals will only be Council approved if the pruning or then banding approach is unsuccessful and thus presents a continuous issue.

GUIDELINES FOR MAINTAINING PEST CONTROL

- cleaning BBQ's of grease after each use
- closing garage doors when not in use
- keeping pet food in sealed containers
- eliminating the growing of fruit in garden containers
- washing out garbage containers regularly after pickups
- eliminating bird feeders (Hummingbird feeders exempt)

All of these items attract undesirables to the community and preventative measures can control the invaders.

Note that Council's responsibility is the care and maintenance of the Common Property which includes the exteriors of our Strata Lots. Rodent issues emanating from the interior of the Strata Lot are the responsibility of the homeowner.