

**About  
Meadowbrook Sanford  
Winnipeg Condominium Corporation No. 501**  
*Meadowbrook is an Adult Lifestyle Community.*  
**Meadowbrook Demographic Survey 04/2023**

*The following is a snapshot of our community as of March 2018, February 2021 and April 2023.*

Many small towns and communities are popping up throughout Canada, perfect for retirement living and getting ready to retire.

Located on the LaSalle River in Sanford, Manitoba, you will love our laid-back and friendly community. Enjoy country walks, clubhouse activities, and neighbourly get-togethers. If you are still working, remember you are only a 15-minute stress-free drive to the city limits!

Meadowbrook is a bare-land condominium community. You buy your land and purchase a Manufactured or Ready-to-Move (RTM-built off-site) home to be placed on your property. All homes must have garages, paved driveways, and landscaped yards; some have added decks and sunrooms.

The Response has been great! This **unscientific** survey provides a representative profile of Meadowbrook. There were 137 responses to the survey, WOW!

We trust that you will find this information interesting.

|                            | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|----------------------------|-------------|-------------|-------------|
| # of residents             | 204         | 208         | 222         |
| # of households            | 110         | 118         | 127         |
| # of residents responding  | 123         | 166         | 137         |
| # of households responding | 84          | 110         | 102         |

**Resident age**

|       | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|-------|-------------|-------------|-------------|
| 50-54 | 1.7%        | 0.6%        | 0.0%        |
| 55-59 | 7.6%        | 7.3%        | 8%          |
| 60-64 | 17.6%       | 17.6%       | 16.8%       |
| 65-69 | 37%         | 21.8%       | 19%         |
| 70-74 | 21%         | 33.9%       | 29.9%       |
| 75-79 | 9.2%        | 10.3%       | 17.5%       |
| 80-84 | 4.2%        | 5.5%        | 8%          |
| 85+   | 1.7%        | 3%          | 0.7%        |

**Gender**

|        | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|--------|-------------|-------------|-------------|
| Female | 47%         | 55.8%       | 54.4%       |
| Male   | 53%         | 44.2%       | 44.1%       |

**Marital Status**

|                 | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|-----------------|-------------|-------------|-------------|
| Married/Partner | 89.9%       | 89.1%       | 86.1%       |
| Single/Windowed | 10.10%      | 10.9%       | 13.9%       |

**Work**

|           | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|-----------|-------------|-------------|-------------|
| Full Time | 11%         | 10.9%       | 12.4%       |
| Part-Time | 5.10%       | 4.2%        | 5.1%        |
| Semi-Ret. | 7.6%        | 6.1%        | 7.3%        |
| Retired   | 78.8%       | 78.8%       | 75.2%       |

**Education**

|              | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|--------------|-------------|-------------|-------------|
| No H.S.      | 2.6%        | 1.9%        | 3.7%        |
| H.S. Diploma | 48.3%       | 35.2%       | 38.8%       |
| College      | 21.6%       | 22.8%       | 19.4%       |
| University   | 17.2%       | 24.1%       | 23.9%       |
| Trade/Other  | 23.3%       | 16%         | 14.2%       |

**Physical Mobility**

|                 | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|-----------------|-------------|-------------|-------------|
| No Problem      | 78.2%       | 73.9%       | 70.6%       |
| Some Challenges | 21.8%       | 26.1        | 29.4%       |

**How often do you participate in Meadowbrook activities?**

|                   | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|-------------------|-------------|-------------|-------------|
| Never             | 8.7%        | 23.3%       | 25.7%       |
| 1-2X/week         | 21.7%       | 6.7%        | 11.8%       |
| 1X/mth            | 11.3%       | 12.9%       | 15.4%       |
| As often as I can | 58.3%       | 57.1%       | 47.1%       |

**Household Annual Income**

|                    | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|--------------------|-------------|-------------|-------------|
| Less than \$50,000 | 14.3%       | 15.5%       | 15.4%       |
| More than \$50,000 | 45.2%       | 48.2%       | 47.1%       |
| Prefer not to say  | 40.5%       | 36.4%       | 37.5%       |

**Pets**

|        | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|--------|-------------|-------------|-------------|
| None   | 55.3%       | 55.2%       | 63.7%       |
| 1 dog  | 29.4%       | 24.5%       | 14.8%       |
| 1 cat  | 2.4%        | 9.8%        | 14.1%       |
| 2 dogs | 9.4%        | 8.6%        | 5.9%        |
| 2 cats | 3.5%        | 1.8%        | 1.5%        |

**Do you have a mortgage?**

|     | 2018 | 2021  | 2023  |
|-----|------|-------|-------|
| Yes | 34%  | 41.5% | 36.3% |
| No  | 66%  | 58.5% | 63.7% |

**Do you go South for the winter? (2 weeks or more)**

|     | 2018 | 2021  | 2023  |
|-----|------|-------|-------|
| Yes | 48%  | 34.5% | 32.7% |
| No  | 52%  | 65.5% | 63.7% |

**How long have you lived in Meadowbrook?**

|             | 2018         | 2021           | 2023           |
|-------------|--------------|----------------|----------------|
| 1-2 years   | 16.9%        | 20%            | 28.2%          |
| 3-4 years   | 10.8%        | 14.5%          | 16.5%          |
| 5-6 years   | 32.5%        | 19.1%          | 5.8%           |
| 7-8 years   | 7.2%         | 12.7%          | 12.6%          |
| 9-10 years  | 6%           | 6.4%           | 4.9%           |
| 10+ years   | 27.7%        | Not applicable | Not Applicable |
| 11-12 years | Not measured | 10%            | 9.7%           |
| 12+         | Not measured | 17.3%          | 23.3%          |

**On a scale of 1-5 with 5 being the highest, how much do you like living in Meadowbrook?**

|   | 2018  | 2021  | 2023  |
|---|-------|-------|-------|
| 1 | 0%    | 6.1%  | 0.7%  |
| 2 | 5.1%  | 1.2%  | 5.1%  |
| 3 | 10.2% | 12.3% | 10.3% |
| 4 | 39.8% | 23.3% | 33.1% |
| 5 | 44.9% | 57.1% | 50.7% |

**Comments:** 18 responses

As a year round resident, it would be much appreciated if our walking paths were available 12 months of the year like the ones in town are.

Great community

Please note that the question about pets will not accept an answer of 1 dog and 1 cat

Very happy to live here. Wonderful neighbours, and a good sense of community.

we go west for a few months in the winter, not south.

I find that Meadowbrook is a very Clickish Community with residents only associating with their nearest neighbors to their properties. I find that many of the residents who walk by will not even say hello but will look the other way so that they do not have to acknowledge a neighbor doing yard work out in the front yard. It is as if they are scared to say hello. This is not what I call a Friendly Complex. Unless of course, you belong to The Clicks.

I would like the board to be more willing to listen to residents and work with residents. I feel there is a lot of friction

Great community. Only gave it a 4 because of winter highway conditions at times.

Meadowbrook continues to grow, and we welcome new opinions and opportunities for our community ! We value the hard work of our board and Lifestyle people very much !

Fabulous neighbours!

The board needs to be more involved, rather than just acting on insignificant matters that are made known to the residents after they MAY have been completed. IE roads, pathways and ground improvements must be improved

Great place to live.

So far, we enjoy Sanford... dislike the winter highway 3!

great work by the board and web admin this year

One of the great things about Meadowbrook is we have a beautiful home in the country but live very near the city. Also, I like the fact that neighbors look out for each other.

We have only been here for 6 months. Enjoy the park, but only really finding our way around at present Meadowbrook is one MB's best kept secrets. We are so blessed to live here.

I like the people, but I don't appreciate the dirt and mice that come from the field across from us. Also, the second entrance needs paving. Traveling on Highway 3 can be difficult.

---

*If you have any questions about the Survey, you may contact Paul Therrien at [paulrt70@gmail.com](mailto:paulrt70@gmail.com)*