



Homeowner's Association

*We're Holding Our AGM!
Come Join Us!!*

*Monday, October 27th @ WECA (6315 199St)
Registration 6:30pm Meeting 7:00pm*

"The Grange Homeowners Association was created to provide a means to uphold the aesthetic standard for our community"

- Come learn about what the Association has done for you over the past year!*
- Volunteer with us!*
- Elect a new board and become part of the change!*
- Help us decide next year's initiatives:
✓ flowers, planters, beautiful yard contest??*

*Check us out: www.thegrangecommunity.ca
or find us on Facebook!*

THE GRANGE HOMEOWNERS ASSOCIATION ANNUAL GENERAL MEETING

Location: **West Edmonton Christian Assembly
6315 - 199 Street
Edmonton, AB**

Date: **October 27, 2014**

Registration: **6:30 p.m.**

Meeting: **7:00 p.m.**

AGENDA

1. Call to Order
2. Establish Quorum
3. Introduction of Board Members and Guests
4. Proof of Notice of Meeting
5. Approval of Agenda
6. Approval of Minutes of the Annual General Meeting of Nov. 4, 2013
7. Reports
 - Auditor
 - President
 - Treasurer
8. New Business
 - Election of Board Members
9. Open Floor Discussion
10. Adjournment



The Grange Homeowners Association

2014 President's Report

Dear Members,

I am happy to report that the vast majority of the fence painting and minor fence repairs has been completed. The undertaking has spanned 3 years and the Board feels that the newly painted fences in our community have made a big difference in the appearance of the community. Additionally, this year we have had the mulch replaced with fresh cedar mulch along the entrance ways into our community off of Guardian Road and in the medians along Grantham Drive. There are still a number of shrub beds within the community that need to be refreshed.

With a number of the capital projects now complete or mostly complete, we can focus on getting a summer maintenance program in place to address weeds and garbage in the shrub beds and within the developer installed trees along several of the fences within the community. Additionally, since the expansion of Guardian Road is now complete, we can look into what can be done to beautify the boulevard they installed as we anticipate the City will just put in grass. If there are any other ideas you may have on how we might beautify the community, please send us an email with your suggestions.

In addition to the maintenance items, we have also been working on refining some of our administrative processes to help keep costs down and be more effective in maintaining our Member Registry. We acknowledge that we still have more work to do in terms of improving our processes. One thing that would help us out tremendously is having members provide us with their email addresses. This will help us improve communication going forward and will reduce postage expenses.

In order to ensure the future viability of the Association, we had to aggressively pursue all arrears owed to the Association. Since most of the Directors have full-time jobs and families, we did not have the time or resources to actively pursue all members in arrears ourselves. We found a collection agency that was able to assist us with this task. The collection agency was engaged in mid-July, well after the information / invoice packages were sent out. Thanks to their help, approximately 78% of the membership are either fully paid up or have made a partial payment.

Overall, I believe that this Board has accomplished much this year. Although we have made good progress, we realize that we can still improve in respect to communications and some administrative processes. However, a huge key to the success of this Association is the support of our members. Primarily, we need our members to pay their invoices on time so that we can have the funds available for carrying out maintenance items and reducing operating costs relative to fee collections. Finally, we need members who believe in the good that this Association can provide to our community to volunteer to be members of the Board of Directors.

Sincerely,
Sandor Takats
President, Grange Homeowners Association