



Homeowner's Association

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

*Monday, November 23rd @ 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!*
- Be a part of planning for next year!*

Check us out: www.thegrangecommunity.ca

email: info@thegrangecommunity.ca phone: 780-328-6889

THE GRANGE HOMEOWNERS ASSOCIATION ANNUAL GENERAL MEETING

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

Date: **November 23, 2015**

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 Oct. 27, 2014
7. Reports
 - Auditor
 - President
 - Treasurer
8. New Business
 - Election of Board Members
9. Open Floor Discussion
10. Adjournment



The Grange Homeowners Association

2015 President's Message

Dear Member,

As the year comes to a close, I reflect back on the past year with both pride and the knowledge we still have more to accomplish. The Grange Homeowners Association has finally settled itself into a nice groove after many tumultuous years and can really focus on what it provides for homeowners. We have had a journey over the past four years as we worked our way back from obscurity to a functioning association once again. This was the first year where the Association wasn't playing catch up and could simply focus on its job.

To this end, this was also the first year where the Association made the decision to engage collections to go after the vast majority of the outstanding amounts owed to us by homeowners. I ensure you that it was not an easy decision to make and we are continuing to work through the fallout of that. The board felt as though we had an obligation to the Association to go after the outstanding amounts owing from a minority of homeowners. At this point, we have nearly 80% of homeowners paid in full, which is a percentage we have not reached in the past. We owe it to these 80% who have paid their fees to collect from the 20% who choose not to pay.

A question frequently asked of us is about the actual service we provide to homeowners. What do we do? Within your package you will find some wonderful maps that outline the extent of our work over the past four years. This year we touched up some of the fence posts along the shared pathway with Granville and added new reflective tape along them for safety. We also had our first summer with a landscaping maintenance contract. We engaged a company to come in twice a month and pull weeds, trim errant bushes and suckers, pick up garbage, and in general, keep our community looking clean and fresh. Through this process, the Association learned much about the extent of the work and about working with a landscaping company in a maintenance capacity, as compared to a one time job. Looking ahead, we will apply that learning to ensure we receive the best value.

Overall, this has been a positive year. I am proud of the work that our board has achieved, especially within our own processes. We began offering e-transfers as an option for payment and this was very well received by homeowners. Although accepting e-transfers is a burdensome process behind the scenes, the Association recognizes that they are essential in providing options for homeowners and will continue to accept them next year.

I look forward to the next year and the continued growth and stability that will come with it.

Sincerely,
Sean Brooks
President, Grange Homeowners Association

The Grange Community Homeowners' Association: Completed Projects To Date Fence Painting and Repairs

*** All values are rounded to the nearest thousand dollars please see the audited financial statements for the actuals ***

Repairs and Maintenance

-  Fence Painting and Repairs 2012 \$23, 000
-  Fence Painting and Repairs 2013 \$28, 000
-  Fence Painting and Repairs 2014 \$23, 000
-  Post Painting 2015 \$3, 000

Prepared by: M. Robin
Prepared on: July 6, 2015
Prepared for: GHOA
Website:
<http://thegrangecommunity.ca/>

Map Projection:
NAD83 / Alberta 3TM
Reference Meridian 114 W
EPSG: 3776
Imagery: Google
Mapping Program: QGIS



0 50 100 150 200 m



The Grange Community Homeowners' Association: Completed Projects To Date Tree and Shrub Maintenance

*** All values are rounded to the nearest thousand dollars please see the audited financial statements for the actuals ***

Mulching and Weeding

- ◆ 2013 - \$11,000
- ◆ 2014 - \$10,000

Landscaping

- 2014 - \$3,000
- 2015 - \$17,000



Prepared by: GHOA Treasurer
Prepared on: September 30, 2015
Prepared for: GHOA
Website:
<http://thegrangecommunity.ca/>

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