



# The Grange Homeowners Association

## Summer Maintenance

This summer a landscaping contractor was engaged to complete bi-weekly maintenance throughout the Grange community. They were tasked with pulling weeds, picking up garbage, hauling away broken tree branches, trimming encroaching bushes and general upkeep of the vegetation we have. In addition to this ongoing maintenance throughout the summer, they were also tasked with cleaning out years of fallen and collected needles and broken branches among our many coniferous tree beds. This was a project that had not been done in the many years that the Grange has been around and was sorely overdue.

In addition to our vegetation management, we painted the barrier posts behind Grant Way, along the shared pathway with Granville as they had been missed in our previous painting cycles. This will be added to the next painting cycles when they come around again in a few years.



## Welcome to the VIP at Californian Parkland Condos

The Grange Homeowners' Association would like to welcome the 96 newly constructed condos of VIP at Californian Parkland and their owners into the Grange family, which brings our total number of housing units to 1077 houses and condos. Welcome to the neighbourhood!!

### You're Invited!!

*Are you concerned about your community?  
Do you want to help make it better?*

Come learn about what the Association has done for you over the past year at our AGM!

- Volunteer with us!
- Ask your questions and get answers!
- Elect a new board and become part of the change!

Date: Monday, October 26, 2015

Time: 6:30pm (register)  
7:00pm (start)

Location: West Edmonton Christian Assembly  
(6315 199 St)

### About Us

The Grange Homeowners Association is a mandatory-membership organization responsible for the maintenance of certain amenities in our community (such as supplementary landscaping and community beautification). Membership is mandatory due to an encumbrance placed on each household, which obliges homeowners to pay fees.

The GHOA intends to provide immediate value to its members through the development and maintenance of common areas within our community and representation to the City of Edmonton on issues of interest to all Grange residents. The intention is to go beyond the limited and infrequent grounds maintenance provided by the City in an attempt to elevate and promote the Grange.



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## Collections

The Board hired Priority Credit Recovery Ltd. (PCR) to handle the collection efforts, as of September, 2015. All collection costs are paid by the homeowners in arrears and **not** the Association. These terms are defined within our Bylaws. We have instructed PCR to lien properties that do not pay their dues, as well as report the owners to the credit bureau. A lien is a legal security that ensures the current owner pays their share of the debt. This will protect any new homeowners from inheriting debt, as had happened on previous occasions.

The Board has given PCR 107 properties, accounting for approximately \$38, 700 of the \$48, 700 outstanding or 79%<sup>a</sup>! The cost of collections is \$112 per owner, which is an initial 30 day demand for repayment of the debt. If the owners do not pay, the lien process is approximately \$550, again paid by the homeowner.

The majority of homeowners are paid and a very small percentage is grossly overdue (10% of the properties account for 79% of the outstanding balance). Those 10% are the ones we have sent to collections, as we have been unable to collect from them in three or more years. It is our hope that we will not have to take this step in the future; that forgetful homeowners will only need a simple reminder letter. Or even better, that all homeowners pay on time!

## Communicate With Us!

To improve **communications** please let us know if your mailing address changes (especially for rental properties) or if you'd like to update your email address.

*Reach us at:*

- The GHOA has a website, [www.TheGrangeCommunity.ca](http://www.TheGrangeCommunity.ca), where members can find information and any announcements relating to our community.
- You can email the GHOA at [info@thegrangecommunity.ca](mailto:info@thegrangecommunity.ca).
- You can leave us a voicemail at (780) 328-6889. Your call will typically be responded to within 3-5 business days.

## Help Needed!

Your Homeowners Association needs volunteers! While we work as a team to accomplish the goals of the Association, we are always looking for new people with skills that can help us get things done. *If you have a background in accounting, or are familiar with Quickbooks, we have a spot for you. Know anything about website design?* If so, we are always trying to keep our site as current as possible. No matter your skill set, we can always use more people to bring ideas to the table. Come out to the AGM, and see how you can help our neighbourhood this year.

## New Maps!

Included in your AGM package are two maps which outline the extent of work that has been done by the Association over the past four years. It also gives you an idea of where we have spent your money in the community!

