



The Grange Homeowners Association

What's New With Us ...

Board Membership

The Grange Homeowners' Annual General Meeting on October 27, 2014 a new board was selected to serve our community. The Board acknowledged and thanked Sandor Takats (President), Maureen Ungarian (Vice-President), and Radu Nastase (Member-at-Large). The GHOA happily welcomes the new and returning members to the Board:

<i>President</i>	Sean Brooks	<i>Secretary</i>	Barbara Warkentin
<i>Vice-President</i>	Anita Coller	<i>Communications</i>	Don Jones
<i>Treasurer</i>	Michael Robin	<i>Member-at-Large</i>	Raymond Caouette

Mission Accomplished!

The Board has fulfilled its goals for 2014!

The GHOA painted and did minor repairs of the public facing fences within the Grange community north of Guardian Road and several other smaller sections throughout the community.

The Board also had the mulch replaced with fresh cedar along the entrance ways into the community off of Guardian Road and in the medians along Grantham Drive. These newly painted fences and landscaping have made a big difference in the appearance of the Grange – providing an increased value for all members.

Community Renewal Plans for 2015

Our goals for 2015 mainly revolve around maintaining and beautifying the Grange.

- The GHOA will paint the posts along the pathway separating the Grange from the Granville development. These were inadvertently missed during previous paintings.
- The GHOA will undertake a maintenance agreement with a landscaping firm to address weeds, garbage and general upkeep in the shrub beds and areas of developer installed trees along several fences within the community.
- The GHOA will beautify the newly expanded Guardian Road.

If you have any suggestions for any other projects, please feel free to contact us at your earliest convenience.

Restrictive Covenants

Many of the homes within the Grange fall under a Restrictive Covenant. The purpose of a restrictive covenant is to control certain aspects of the home in order to maintain a cohesive look throughout the community. The biggest example of this is with our fences. According to the restrictive covenants in place, all fences (with exception to those backing onto a storm pond) must be built to very specific dimensions and sizes as well as being the same colour, Grange Green. All homeowners agree to abide by the limitations set out in the restrictive covenant when they purchase their home.

A restrictive covenant can be enforced by those who benefit from its restrictions, namely the homeowners. If there is a dispute in regards to an element that is controlled by a restrictive covenant, the first step is to speak with the homeowner at fault and attempt to reach resolution. If this proves unsuccessful, the only way to ultimately enforce the restrictive covenant is through the courts.

You can find copies of the restrictive covenant for your home on our website!





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A Few Words About Fees ...

2015 Budget

As part of the budgeting process for the 2015 year, the Board mapped out planned expenses for community renewal in order to determine required funds needed each year. As well, the Board has continued to take on more responsibilities in order to lessen the expense on outside professionals.

Together, these initiatives will allow future Boards to more accurately plan out expenses as well as to put money aside for larger jobs. **As a result of these initiatives, it was determined that there will be no fee increase for 2015!** ☺

NOW ACCEPTING – e-Transfers!!!

The Board is pleased to announce that we are now able to accept electronic payment via e-transfers for association dues. This is directly in response to the overwhelming feedback we received from our members requesting a simpler way to pay!

There will be instructions included on your invoice document on how to send in your payment via e-transfer. Please be sure to read through the instructions provided and have patience as we work through these payments. It is our first time accepting payments and while we have worked hard to be able to do this, it still requires considerable man-power to ensure each payment is received and recorded appropriately!

Thank you for your support with this initiative and we hope this option helps you!

Communicate With Us!

To improve communications you can assist the GHOA by including your e-mail address when remitting your 2015 fees and by ensuring that all information on your invoice is correct.

Reach us at:

- The GHOA has a website, www.TheGrangeCommunity.ca, where members can find information and any announcements relating to our community.
- You can email the GHOA at 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.

Payment Reminder

To all those who have paid their fees to date: *Thank you* – your commitment allows us to continue moving forward.

All 2015 invoices attached to this letter are due by **March 31**. Please ensure that you pay your invoice on time so that the Board can focus on our mission – to improve the community for all members!

VOLUNTEER POSITION AVAILABLE

The GHOA is looking for a web-savvy individual to help us update and maintain our website. This volunteer position would require minimal hours and would greatly help us achieve our communication goals!!

If interested, please contact us at info@thegrangecommunity.ca