



The Grange Homeowners Association

What's New With Us ...

Board Membership

The Grange Homeowners' Annual General Meeting on November 23, 2015 where a new board was selected to serve our community. The Board acknowledged and thanked Anita Collier (VP) for her time and assistance. The GHOA happily welcomes the new and returning members to the Board:

<i>President</i>	Sean Brooks	<i>Communications</i>	Don Jones
<i>Vice-President</i>	Anna Kayat	<i>Director-at-Large</i>	Tam Connelly
<i>Treasurer</i>	Michael Robin	<i>Director-at-Large</i>	Jim Walker
<i>Secretary</i>	Sean Fraser		

With the additional members on the board we will be able to provide more thorough oversight of our maintenance projects this summer and embark on additional projects. We have learned that it takes significantly longer than we anticipated to move forward on larger projects such as adding planters or other beautification ideas.

Caveats and Liens

This past year the board decided to take the next step in collecting on our overdue accounts. We decided that a number of accounts that were excessively overdue would be sent to a separate collections agency with the approval to file a caveat on a property that is not paying their fees. A caveat is a legal measure to ensure that a property cannot be sold until the outstanding money that is owed is paid. We sent just over 100 files to collections and of those around 60 had caveats filed against them. The costs for these measures will be paid by the delinquent homeowners.

The decision to move ahead in our attempt to collect on all arrears has not been an easy one and we understand that it may be adding additional hardships for some people. We have consistently provided ample opportunities for people to pay their outstanding fees before without much penalty. Even with this, many people have chosen to not pay. As a volunteer board, we are only able to do so much to help people. We have heard from homeowners at successive AGMs that taking this action is a necessary step to ensure that the Association is viable, stable and able to continue to work for the community.

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!





The Grange Homeowners Association

A Few Words About Fees ...

2016 Budget

As part of the budgeting process for the 2016 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 2016!** ☺

Payment Methods

When paying your dues for the year, please note that you have a few options available to you:

- You may send a cheque with payment in along with your remittance slip (bottom portion of invoice) to the address listed below.
- You may send an e-transfer to payment@thegrancecommunity.ca following the instructions listed on your invoice. Please be sure to follow these steps carefully to ensure your payment is recorded to you properly.

If neither of these choices is a suitable option for you please contact us **immediately** so we can make arrangements prior to your bill becoming overdue.

Communicate With Us!

To improve communications you can assist the GHOA by including your e-mail address when remitting your 2016 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@thegrancecommunity.ca.
- You can leave us a voicemail at (780) 328-6889. Your call and email 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 2016 invoices attached to this letter are due by **April 30**. 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 NEEDED

The GHOA is still 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 Sean at president@thegrancecommunity.ca