



# The Grange Homeowners Association

## Board Membership

The Grange Homeowners Annual General Meeting was held on October 10, 2018 and a board was selected to serve our community. The GHOA welcomes the new and returning members to the Board:

<i>President</i>	<b>Denise Forwick-Whalley</b>	<i>Communications</i>	<b>Don Jones</b>
<i>Vice-President</i>	<b>Barbara Warkentin</b>	<i>Director-at-Large</i>	<b>Sean Brooks</b>
<i>Treasurer</i>	<b>Sandor Takats</b>	<i>Director-at-Large</i>	<b>Karen Jones-Kryslar</b>
<i>Secretary</i>	<b>Sean Fraser</b>	<i>Director-at-Large</i>	<b>Sally Brown</b>

## Fee Increase

The Grange Homeowners Association (GHOA) was formed as part of the community development to collect funds so that the general public areas could be maintained. The challenge faced by this association is that The Grange is a small community compared to its neighbouring communities, which means our incoming fees are less. This is why we cannot afford a management company, and all aspects of the daily operations are managed by the board members that volunteer.

The GHOA does add value to your property by maintaining common areas through landscaping, mulch replacement, painting of exterior fences and beautification projects. This year, our board has developed a financial plan to continue our current services by creating a reserve fund. The services provided in the reserve fund consist of fence painting and mulch replacement, and have been set up in a schedule. With this plan it was determined a fee increase of 11% is required to meet future financial obligations. This is the first increase made since 2012 when fees were increased by 100%. The new fees for 2019 will be:

- **House - \$80.00/year** (An increase of \$8.00/year)
- **Condo Unit - \$40.00/year** (An increase of \$4.00/year)

Although this is far less than membership in other homeowners associations throughout the city, understand your board did not make this decision lightly. The GHOA is a mandatory-membership organization due to an encumbrance placed on each household which obligates homeowners to pay a fee. If you have any questions regarding the fee increase, all financial information will be posted on our website, [www.thegrangecommunity.ca](http://www.thegrangecommunity.ca)

## Invoices & 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 along with your remittance slip (bottom portion of invoice) to: Suite #458, 17008-90th Avenue, Edmonton, Alberta, T5T 1L6.
- You may send an e-transfer to [payment@thegrangecommunity.ca](mailto:payment@thegrangecommunity.ca) following the instructions listed on your invoice. Please be sure to follow these steps carefully to ensure your payment is applied to your property.

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.

**Payments are Due: March 15, 2019**



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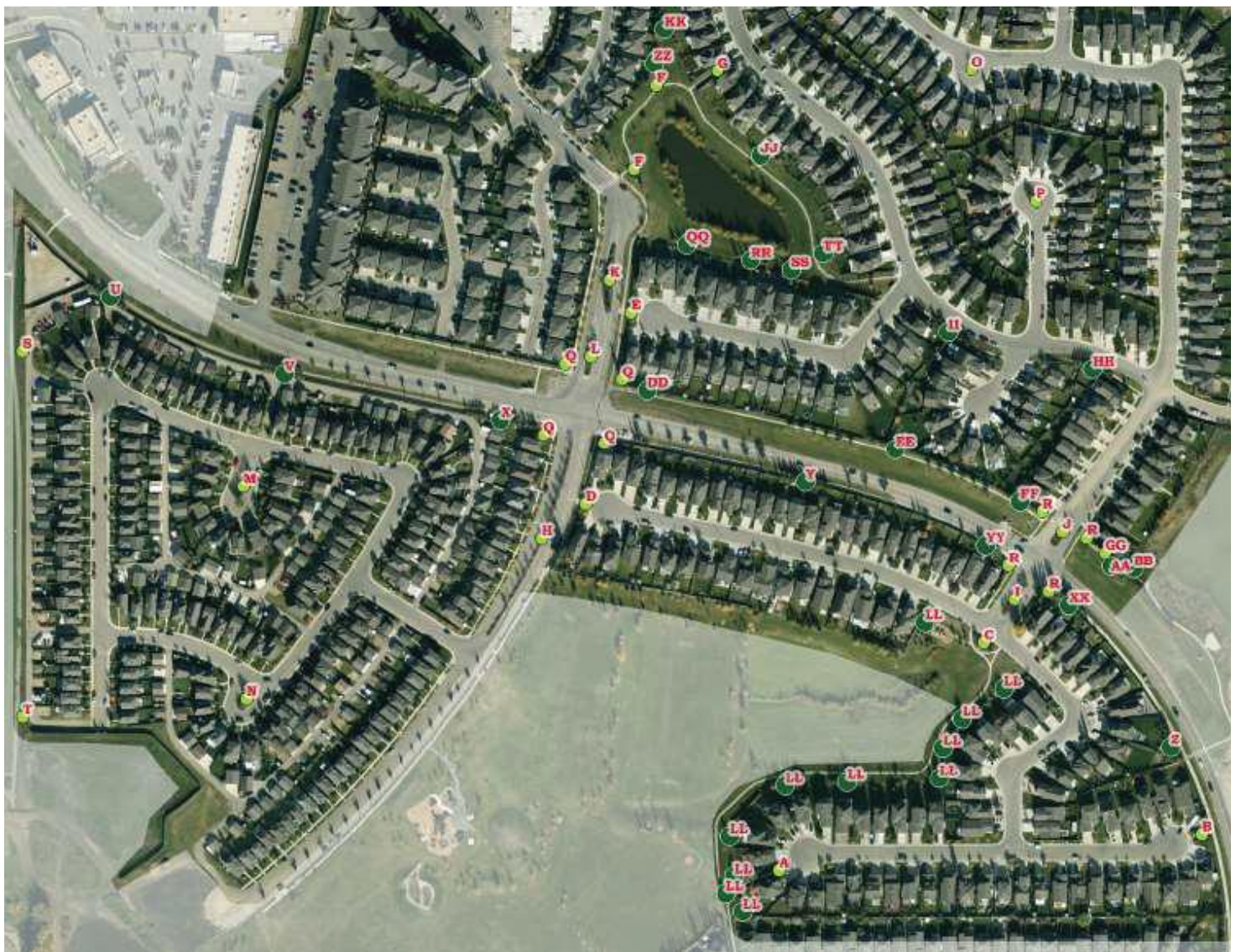
## Project Updates

### Website

The website revamping is almost complete and will go live in late April. The purpose of this project was to make the site more user-friendly, informative and appealing to visitors. The cost to develop the site was minimal, as we are utilizing a free platform called WordPress and the development is being done in-house by our volunteer board members.

### Yearly Landscaping

To maintain the aesthetics of our community, spring and fall clean up are completed yearly. Shrub beds are maintained on a weekly and bi-weekly schedule, starting in the spring and ending in the fall, to over 50 locations as indicated on the map below. To help you identify the areas which the GHOA maintains, signs will be posted to identify them in the spring.





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## Mulching

Mulch replacement of the common areas started in 2014 and was completed in 2016 (with the exception of the four corner entrances completed in 2018). In the reserve fund this maintenance has been budgeted for every 6 years.

## Fence Painting

Fence painting was completed over a three year period. It started in 2012 and was completed in 2014. In the reserve fund this maintenance has been budgeted for every 10 years.

## Banners

In 2018 banners were erected on the light posts along the main roads and access points. This was an initiative of the GHOA, in collaboration with the Glastonbury Community League as a way of promoting our neighborhood. With the size limitation by the City of Edmonton and their location on the light posts many residents did not notice this project. The board has made the decision to not replace the banners as needed.

## Little Library/Treasure Box

This is a project being looked into for 2019. The logistics still need to be worked out but we are hoping to get local businesses to sponsor the cost. To stay informed about this project check out our new website in late February.



## PHOTOGRAPHS

If you have a picture of the community please share it with us by emailing it to:  
[Photos@thegrangecommunity.ca](mailto:Photos@thegrangecommunity.ca)

## Black Knot

Black Knot is a fungal infection that affects trees like Maydays and Schubert Chokecherries. It causes damage by turning trees' own branches against them. Left untreated the fungus will kill the tree. If the fungus has spread to the trunk of your tree, replacement is the only option. To remove the fungus either call an arborist or remove it yourself by following these instructions:

- prune out the infected branches between late fall and early spring when the plants is dormant and the knots are easier to see
- remove the infected branches to at least 15-20 cm (6-8 inches) below the knot
- it is best to prune an infected branch further back to a suitable location, such as a healthy collar, rather than leave a stub
- for knots on the trunk or scaffold branches (main branches growing directly from the trunk) that can't be removed, cut away the diseased material down to good tissue and at least 1 cm (1/2 inch) beyond the edge of the knot
- sterilize your cutting tools between each cut using bleach to prevent further spread of the disease
- destroy infected prunings immediately, as they can continue to produce spores for months after being removed. Galls can be placed into a plastic bag for regular household garbage collection. Do not burn them as this will release more fungal spores into the air spreading the infection.

[https://www.edmonton.ca/programs\\_services/pests/black-knot.aspx](https://www.edmonton.ca/programs_services/pests/black-knot.aspx)



**Do you see this  
in your tree?  
Read the article  
and find out  
why you need  
to remove it.**



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## Summer Home Improvement

With Spring and Summer coming, many homeowners are beginning to think of what kind of home improvements projects they wish to complete. Whether it is finally building that garage, giving the fences a fresh coat of paint or trading out the shingles for new ones there are some important considerations to keep in mind.

If you are *painting fences*, please ensure they are the right colour. Having a unifying fence colour is a large part of what keeps our neighbourhood cohesive and appealing. This summer, the GHOA will be sending out letters to homeowners that are not following the restrictive covenant and maintaining the proper colour. The proper colour is listed to the right. If you run into any issues getting the proper paint colour, please contact the GHOA and we will assist you.



For *new shingles*, there are a few options. According to the restrictive covenants in place for the Grange Community, it states that roofs should be covered with **BP Roofmaster shingles, Weathered Wood colour** or an equivalent. We found that IKO Cambridge shingles in the Drift-Wood colour made an equivalent match. Regardless of what kind/brand of shingles you purchase, we ask that homeowners maintain the continuity and appeal of the neighbourhood and ensure that the roof retains its similar look within the community. For any new *garage construction*, the restrictive covenants in place simply state that the siding of the garage should match or be complimentary with the siding of the house. Again, the continuity of the look is important in maintaining the aesthetic appeal of the community.

Whatever projects you might have in mind, we appreciate those homeowners who take great pride in maintaining their homes and yards. Your dedication is a benefit not only to yourself, but for all of us!!

## Updating Your Information

If you decide to sell your home this year, or move out and use the property as rental income, *please* contact us to update your contact information. It is imperative that we have the most up to date information for homeowners, especially if there are any outstanding amounts owing. If it is a rental property, we are required to communicate with the owner of the home, not any renters. Thank you!

## Communicate With Us!

To improve communications you can assist the GHOA by including your e-mail address when remitting your 2019 fees and by ensuring that all information on your invoice is correct.

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 and email will typically be responded to within 1-3 business days.