



2019 Fall News Letter

Projects Completed

Website

The website redesign is complete please visit it at:

www.thegrangecommunity.ca

Landscaping

This yearly project will be completed in late September with the fall clean-up. During the year, 84 shrub beds are maintained; 48 locations on a weekly schedule and 26 locations on a bi-weekly schedule. Take a walk around and see the community is looking great!

Mulch

While inspecting the fences it was determined that three areas in our community required some mulch refreshment. These areas are located behind the houses on Graham Ct. They will be added to the yearly landscaping schedule next year.



*Locations of the mulch refreshment are circled in red.

Before



After



Reserve Plan and Fund

A detailed reserve plan is going to be completed this fall and our hope is to expand our community improvements. Currently, our budget has been focused on: mulch replacement, developer-built exterior fence painting and yearly landscaping. In the reserve plan, the additional projects that we are looking at are: refurbishing and redesign of the community front entry signs, and incorporation of flower planters within the community.

Communicate With Us!

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

Future Projects

Planters

What is the first thing you see when you enter a community? Is it the flowers? Flower pots are put outside our homes to signify the change of seasons from spring to summer and to brighten up the community and catch people's eye. Next spring we hope to have this project completed and have planters placed in various spots throughout the community. We are currently working with the City of Edmonton on permits and acquiring quotes.

Neighborhood Name Plaque Revitalization

The Grange entry signs are almost 20 years old. They are starting to peel and will require some restoration in the next few years. It was suggested that the white strip that has Graham Park on the picture below have a more modern design so we are acquiring quotes. The Grange solid bronze raised edge plaque will remain the same but will be removed and restored.



Fences

Fences are often a feature of our homes that are taken for granted, but they serve various purposes for residents and neighborhoods. A well-maintained fence, properly installed, can dramatically alter the appearance of your property as well as add substantial value and improve "curb appeal". Fences provide privacy, define territory and increase our sense of security.

The Grange has approximately 10, 779 lineal feet of fence to maintain. If you are not good at measurements, this is equivalent to 30 football fields. According to the restrictive covenant, the GHOA is responsible for the painting of the exterior fences originally built by the developer. In the past, we have gone a step further to replace rotten boards as painting occurred, but as the fences age the cost to do this might not be possible.

Recently, we had a detailed report done on the current state of the fences so the board could make sound financial decisions on future projects and it was surprising to us how many homeowners are not maintaining their fences. While the style and color of your fence is detailed under the restrictive covenant, the maintenance and upkeep of that fence is the homeowner's responsibility **NOT** the HOA's. If you have not inspected or painted your fence for 3 years you really need to read <https://www.wikihow.com/Maintain-a-Wood-Fence>

Get Involved- We Need Help!

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. *Know anything about website design? Want to learn how to pull land titles?* 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.