

NEWSLETTER



SPRING

February 1, 2020

What's New With Us...

The Grange Homeowner's Association Annual General Meeting was on Monday, October 7, 2019 where a new board was selected to serve the community. The GHOA happily welcomes the new and returning members to the Board:

2020 Board Membership

President—Denise Forwick-Whalley
Vice President—Troy Aardema
Treasurer—Mike Robin
Director of Communication—Don Jones
Secretary—Annette Fayant
Director at Large—Sally Brown

Benefit

This year both new and returning board members will provide us with the needed expertise to move forward with the many projects we have been working on over the last two years.

We have also made further changes to the administrative tasks done by the board members so the volunteer positions are more manageable. This November the board hired ATS Accounting & Tax to handle the accounts receivables, QuickBooks entries and invoicing. We have also leased a cheque scanner from Servus Credit Union so trips to the bank can be reduced.

Fees

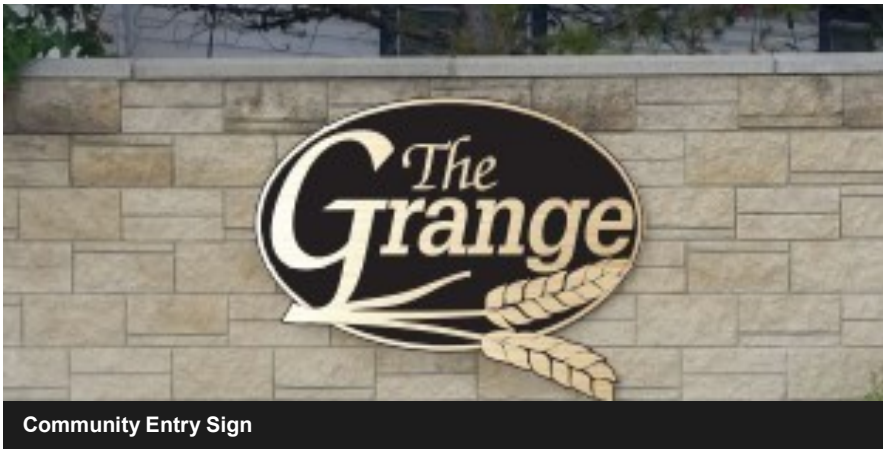
The board has really tried to prevent fee increases while providing the benefits other homeowner associations do. This year we created a 10 year budget to ensure we will meet the financial needs of The Grange Homeowners Association while taking inflation into account. In this plan we have the following projects budgeted:

- Yearly landscaping
- Yearly mulch top-up for perennial beds to keep the soil alkaline
- Yearly administration costs (insurance, lawyer, accounting, bookkeeping, bank, invoicing, communication and advertising fees)
- Ten year planter replacement
- Twenty year entrance sign revitalization
- Eight year exterior fence painting on developer fences
- Eight year mulch top up of all beds

After completing the 10 year budget it was discovered that an increase of 12.5% was required. This means that houses will now pay \$90.00 per year and condo units will pay \$45.00 per year. Fees will be due on March 15, 2020 with invoices being mailed on February 1, 2020.

CommuniBee is a mobile app that will help bring our community together. Not only will it allow our homeowners to pay their yearly association fees via Visa or Mastercard, but it will also allow homeowners to access information about events within our community.

The Grange is located within the Glastonbury Community. Membership is mandatory and our mission is to maintain the aesthetics of the neighbourhood.



Community Entry Sign

This past year we consulted over 8 sign companies to look at revitalizing our community entry signs. Only **Behrends** sign company would take the tender as all eight signs need to be removed, sandblasted and refinished off site and each one weighs over 400 lbs.

The project will begin in April with the signs being removed. While they are off the concrete and stone will be repaired and cleaned. The bronze plaques will be reinstalled by late May.

Why Black and Bronze?

Behrends sign company recommended we update the sign by doing them in a black and bronze color instead of green and bronze. As a board, we struggled with this suggestion and contacted a logo and branding expert.

When asked to send a logo, we didn't have one to send and none of them were a consistent shape or color or in a format we could use in different applications. For this reason, it was suggested we blow it up and start fresh. So our new logo is Black with Bronze (Pantone 466C). Please let us know what you think by emailing us at info@thegrangecommunity.ca.

NEW LOGO



OLD LOGOS



New Logo and Entry Sign

Landscaping

The Grange can be very proud of how well the community grounds are maintained. This will help sell properties and make the community more desirable.

This year our landscaping contract was tendered. To make sure we had consistent bids, an extensive amount of work went into creating a detailed tender sheet.

The successful tender was given to **Solaris Services** again. Both their prices, quality of work and responsiveness continue to impress us.

To ensure you know it is The Grange Homeowners Association providing the services and not the City of Edmonton, Solaris trucks will be putting our logo on all their vehicles when they are working in the area. Our hope is to build awareness to our association members as to the work we put in and where their fees go.

As an added feature this year we have added 16 planters to our landscaping contract that will be placed throughout the community.

If you would like to know the specific locations visit our website at www.thegrangecommunity.ca and look under project updates.



The Grange New Planters

Who Maintains the Fences in The Grange?

According to the restrictive covenant, the GHOA is responsible for the painting of the exterior fences originally built by the developer.

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/condo association's responsibility **NOT** The Grange Homeowners Association.

The exception to this is fence 14 (both sides), that runs along Guardian Road. This fence is on The City of Edmonton property to maintain. Fence 16 & 17 are around ATCO Gas chain link fence and we are in discussions with ATCO to see who is responsible for fence maintenance.

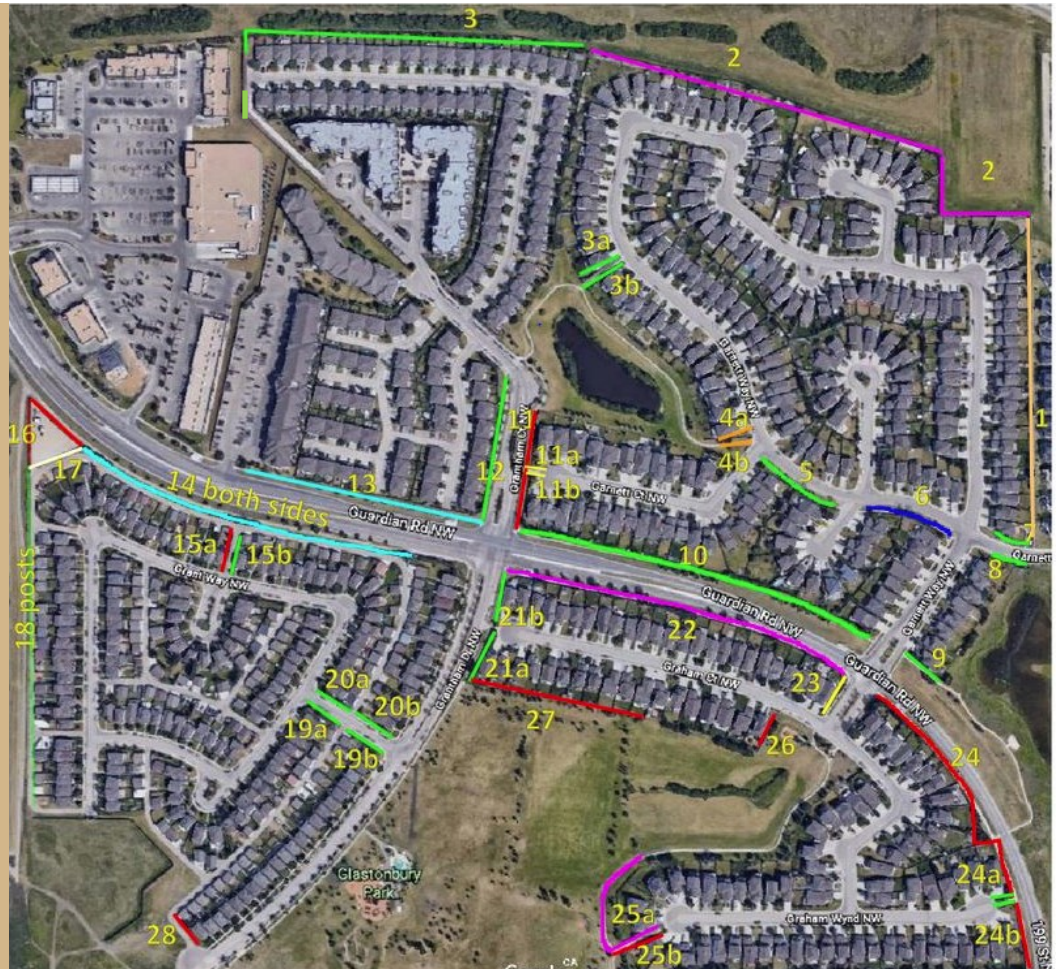
What Color are the Fences?

The stain used to paint the exterior fences in The Grange must match:

**Cloverdale Paint
Grange Green No.
9901052**

What Style must all exterior fences be?

The wood fence must follow a wood screen design and is outlined on our website: <http://thegrangecommunity.ca/faq/>



Fence Project Spring 2020

The fence tender was given to a resident of The Grange who owns Woodhaven Renovations.

Their price was reasonable, as they are willing to scale to the size of our project; this will mean a significant savings for both the association and homeowners. Woodhaven Renovations is a custom renovation business specializing in commercial and residential projects and has been serving Edmonton and surrounding area since 2001. They are insured and a trusted A+ rated contractor with the Better Business Bureau. To learn more about them, visit their website at <https://woodhavenrenovations.com/>.

All homeowners that have a developer built exterior fence will be contacted by letter in their AGM package in September with an estimate of fence repair costs. This will help inform our homeowners on what maintenance is required to extend the life of the fence and protect the fence from falling apart. This will help in reducing the effect of neighbouring fences and maintaining a consistent and appealing neighbourhood long term. Our hope is that the homeowners will complete these repairs prior to the developer built exterior fences being painted. If you are unsure if your property has a developer fence, please refer to the map above. If you don't have a developer exterior fence but would like to take advantage of our project pricing from Woodhaven, contact them directly at: info@woodhavenrenovations.com.

Fences 1-14 will be painted in August 2021

Fences 19-27 will be painted in August 2022

Exceptions:

Fence 15a & 15b were determined not to be developer fence and will have to be painted and maintained by the homeowner. Fence 28 was repaired and painted by homeowner in 2018 but The Grange Homeowners Association paid for the paint.

Glastonbury Community League

The Grange Homeowners Association supports the Glastonbury Community League. The GCL includes **The Grange**, Parkland and Granville. Their main goal is to create safe, welcoming & engaging places to call home through:

- Advocacy to all levels of government
- Infrastructure like new playgrounds, the spray park, our gorgeous Rink & Ice Trail
- Events, like New Year's Day Party in the Park
- Programs, like the Summer Fun Shack
- Sports, like Soccer
- Communication, the Glastonbury Gazette
- Neighbourhood Watch

ANNUAL MEMBERSHIP

The annual fee for 2020 is \$40.00 and is voluntary unlike The Grange but it comes with some great benefits like:

- Free Skating at City Arenas and the River Cree Twin Rinks
- Free swimming/workout/indoor playground at Terwillegar Rec Centre on Saturdays from 5-7pm. Plus Free swimming at the JP YMCA on Sundays from 6-8pm.
- Free entry to our fun events
- Access to EMSA Glastonbury Soccer
- Access to our programming
- Discounts at some local businesses

Your membership purchase is what enables the GCL to invest in these impactful projects and infrastructure to create a community in which we can all feel connected and proud. *You can securely purchase your GCL membership at any time through the Communibee App. Thanks for your support!*

Should you have any questions or ideas, please feel welcome to contact them @ info@gclyeg.com



Communicate with Us!

To improve communications you can assist the GHOA by including your e-mail address and telephone number when remitting your 2020 fees, and by ensuring that all information on your invoice is correct.

Website:

www.TheGrangeCommunity.ca

Email:

info@thegrangecommunity.ca.

Phone:

(780) 328-6889

Voicemails will be answered within 1-3 business days.



Shingles

Shingles last around 15-20 years, and most of the homes in our neighborhood are reaching that age. Because of the restrictive covenant, our neighborhood has a consistent look. However, the shingle colours/manufacturers listed in our restrictive covenant are no longer available. We consulted Woodhaven Renovations and they suggested the following shingle colours and manufacturers:

- **BP Mystique 42 - Beachwood**
- **IKO Cambridge - Driftwood**

If you have questions about the condition of your roof, estimate on replacement costs, estimate on shingle life expectancy or simply want to learn more about your roof maintenance Woodhaven Renovation will offer these services free of charge. Contact them today at (780) 488-4576 or by email at info@woodhavenrenovations.com