

NEWSLETTER



Summer

September 1, 2020

What's New With Us...

AGM

The Grange Homeowner's Association Annual General Meeting will be on Monday, October 26, 2020 in the Edmonton Marriott at River Cree Resort, 300 E Lapotac Boulevard, Edmonton 7:00 PM with registration starting at 6:30 PM. (Conference room will be determined closer to the date. The room posting will be located in main lobby). Please bring your cellphones, as all documents will be available online within the CommuniBee app.

Volunteers Needed: 2021 Board Membership

For the upcoming term Don Jones and Troy Aardema will not be returning. Mike Robin, Denise Forwick-Whalley, and Annette Fayant will be letting their names stand.

The GHOA requires a volunteer in our community with treasurer experience, as Mike Robin has committed to one more year only and we would like to have some overlap so the new board member can be trained.

GST on HOA Fees

Starting in 2021, the Grange Homeowners Association will be charging GST on all fees. Our Auditor for the fiscal year of 2019, Cass & Fraser Chartered Professional Accountants, informed us that we need to collect and remit GST, since our organization makes revenues over \$50,000.

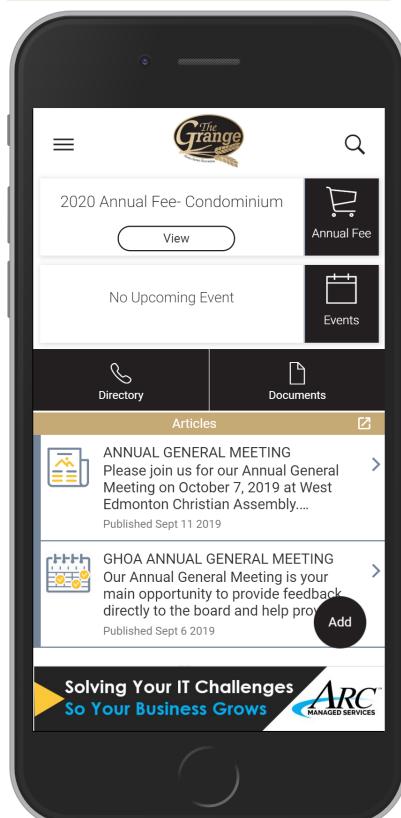
Since the start of the Grange Homeowners Association, the Board has understood that collecting GST was not necessary, as we felt that we were acting in the same capacity as a Condominium Board. Condominium fees are GST exempt, as per the CRA guidelines. Recently, the Board felt it was necessary to seek the advice of a tax law expert. On the recommendation of our legal advisors at Parlee McLaws LLP, we reached out to BDO Canada LLP. An accountant within BDO Canada LLP, has confirmed that Homeowners Associations, such as ours, must collect and remit GST. The same accountant will be working on our behalf registering for GST and correcting our historic GST accounting.

CommuniBee



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, 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

Community Entry Sign

The acid washing of the masonry, refurbishing and installation of the signs was completed in May of 2020 and is scheduled to be done again in 2040.

Lawn Mowing

The City of Edmonton reduced their lawn mowing services which created some concerns for The Grange Homeowners Association. We take great pride in beautifying our community as a homeowner's association and the length of the grass seriously deteriorates the esthetics in The Grange. Since our association is so small, we have a very tight budget; with COVID and the hard times that are to come, raising HOA fees or using our reserve was not a solution for the current board.

How would we augment lawn care to maintain what we've worked hard to beautify?

With the help of volunteers and a generous donation of equipment by a resident, The Grange was able to augment the lawn mowing done by the City of Edmonton.

To ensure there were not liability concerns a release of *liability and assumption of risk agreement* was created by our law firm. We also checked with our insurance company to ensure 3rd party property damage or bodily injury was covered under the GHOA general liability insurance and it was. The GHOA paid for gas, safety equipment and a maximum of \$200.00 for minor repairs of equipment.



Landscaping

The Grange homeowners 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 a few projects that were in the landscaping tender included:

- Top up of mulch in Q, E F, B & A
- Removal of the plastic edging around the shrub beds and trenching the beds to prevent mulch loss
- Addition of 16 planters throughout the community

Additional Beautification Projects:

- Installation of garbage can covers provided by the City of Edmonton
- Replacement of 5 rose bushes that didn't survive the winter with 5 barberry bushes



The New Grange Planters

On behalf of the GHOA and all of the families of The Grange, we would like to say a huge thank you to Charles Ingles, Denise Forwick-Whalley, Don Jones and Raymond Gautheir for volunteering their time to help maintain the beauty of our little community.

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 a responsibility of The Grange Homeowners Association.**

The exceptions to this are: Fence 23 (both sides), that runs along Guardian Road (this fence is on The City of Edmonton property to maintain) & Fence 24 around the ATCO Gas chain link fence (we are in discussions with ATCO to see who is responsible for fence maintenance.)

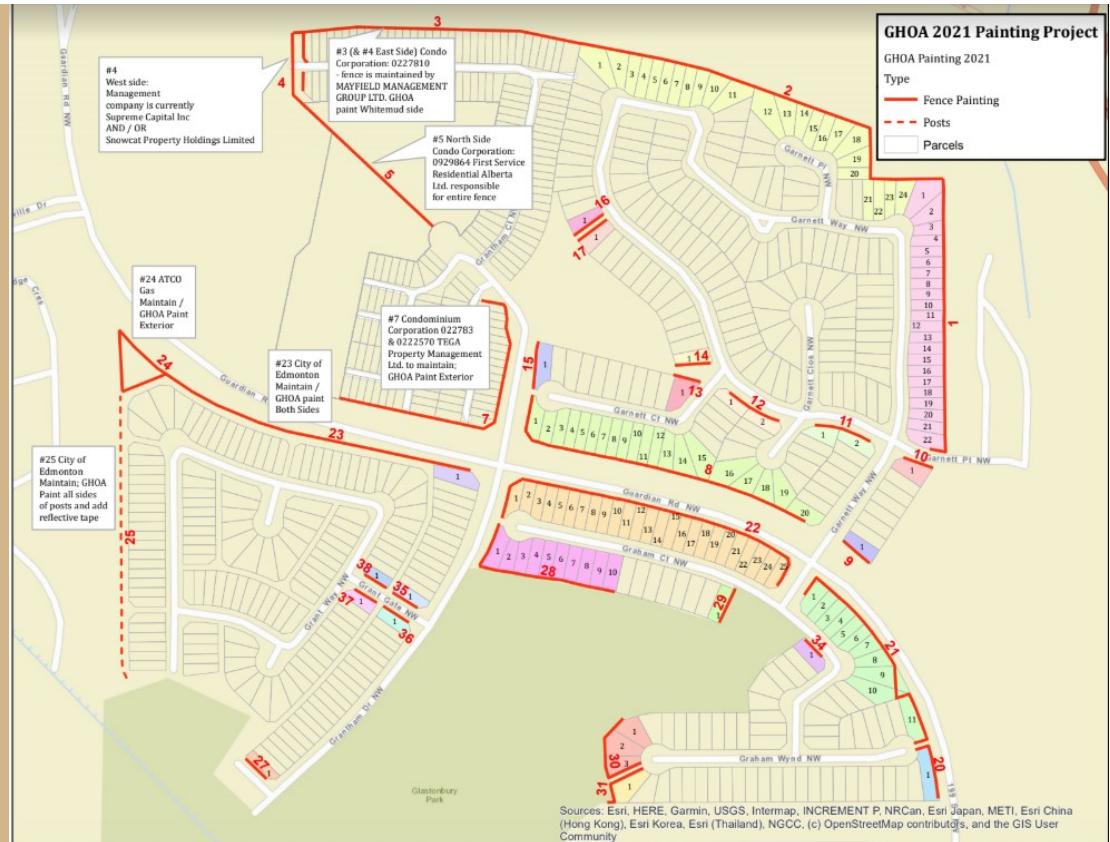
What Color are the Fences?

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://thengrangecommuni->



Exterior Fence Painting Project

Fences 1-16 will be painted in August 2021 (Note: fence 2, 3 & 4 may be delayed due to pipeline construction)

Fences 17-36 will be painted in August 2022

All homeowners that have developer built exterior fences have been contacted by letter with an estimate to maintain their fence prior to painting. This has helped inform our homeowners of the maintenance that is required to extend the life of the fence and protect the fence from falling apart. 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 live in a condominium with a developer built fence, a separate letter has been sent to the property management company. If they have not informed your condominium board please contact us at info@thegrangecommunity.ca and we will forward the information directly to your board.

Fence Tender

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.

Do you want your fence painted with the developer exterior fences?

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 or by calling (780) 488-4576.

Restrictive Covenant

As more people are replacing their roofs and fences we wanted to communicate the importance of following the restrictive covenant on your property. This year we delivered door hangers to each single family home to ensure homeowners are informed. Please refer to our website at <http://thegrangecommunity.ca/properties/restrictive-covenants/> for more information,



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.



Glastonbury Community League Message

Hi there!

In case we haven't officially met, we're Glastonbury Community League, a non-profit community-building organization. We aim to make our 3 communities- The Grange, Parkland and Granville- safe, welcoming & engaging places to call home through investment in infrastructure, programming, events, advocacy, sports, communications & Neighbourhood Watch.

In spite of COVID-19, we are still hard at work! The beautiful Glastonbury Rink & Ice Trail will be returning to The Grange again this winter, with the addition of a community firepit or two. In lieu of the larger events we typically host, we are planning for a series of smaller, more frequent events and programs, everything from scavenger hunts, ski nights, snowshoeing, movie nights, fitness, etc. If there's something you'd love to see happen in the community this season, we would LOVE to hear from you!

Unlike your membership to the GHOA, membership to the GCL is optional, though we hope you'll see the value in supporting us. With a GCL membership, you are investing directly in the above-listed areas, making our community an even better place to live! To learn about more benefits of membership or to purchase your annual \$40 family membership, check out our App- Glastonbury Community League or our website www.glastonbury-cl.org.

