

# NEWSLETTER



Summer

August 2021

## What's New With Us...

### AGM

The Grange Homeowner's Association Annual General Meeting will be held on Monday, October 25, 2021, 7pm at SAINTS Church (formerly WECA), 6315-199 Street, Edmonton. Signs will be placed in the front entrance of the church regarding room location.

### We Need Help!

This board is self-managed; therefore, the fees remain lower and we can provide services that make our community beautiful at a lower cost to the residents. To see the difference we make in the community compare our shrub beds, lawn care, flowers and exterior fences to those in other communities.

In order to keep this board functioning, we need some new volunteers, or we may have to look at a management company which may result in a fee increase and/or less services. We have a number of dedicated board members who have served numerous terms and we really need some fresh faces and new energy. We have outsourced the majority of the treasurer's duties and have streamlined many of our processes to make volunteering less time consuming.

If you have an enthusiasm for volunteerism and helping to make decisions to maintain our beautiful community, please consider attending the AGM and volunteering.

These are some of the specific skill sets we are hoping to find within our own community:

- **Treasurer**—Familiar with QuickBooks, Excel and an understanding of Google Suites. While we can do some training, computer skills are a necessity for this role.
- **Secretary**—Compose agendas based on information from the president, take minutes using Google Suite and possibly pull land titles as required. (Training for this would be provided.)
- **President**—Perform administrative tasks and lead the GHOA.

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

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### 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.



## Project Updates

### 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.

The landscaping committee was headed by Charles Ingles this year and he did an amazing job. The GHOA is in a contract with Solaris until 2022, but we are very pleased again with the quality of work they have provided.

The City of Edmonton reduced lawn care around the ponds and grass trimming along the fences and around trees in 2021. This could have affected us if not for Charles Ingles who once again donated equipment and many hours of time. The GHOA paid for maintenance on the equipment and gas, which made it affordable. Thank you Charles for all your hard work!

The flower pots were beautiful this year and the choice to go with SupraTunia Vista flowers was a good one. They are very hardy and self cleaning which allowed them to survive the heat we experienced this year. Unfortunately, three pots had the flowers stolen from them. We decided to replace them but their growth never caught up with the flowers delivered by Solaris in June.

Here are a few highlights of projects completed by the landscaping committee:

- Spring and Fall Clean up of 80 shrub beds.
- Weekly maintenance of 30 shrub beds.
- Bi-weekly maintenance of 50 shrub beds.
- Yearly top up of mulch. This year beds R, H, D, & E were completed. While we would like to do more mulch top-up, the price of mulch quadrupled this year which impacted our budget.
- 16 planters with Supertunia Vista flowers were placed in areas agreed to by the City of Edmonton.
- Replacement of 4 Burberry plants with ornamental grass in F shrub bed.
- Augmentation of lawn mowing around ponds and trimming of grass along fence line and around trees.



For a map of The Grange landscaping areas go to our website: <https://thegrangecommunity.ca/events/project-updates>

### Garbage

This year the GHOA was notified by a number of residents about the garbage accumulating in the back alleys. The GHOA president, Denise Forwick-Whalley and Director-at-Large, Charles Ingles, took it upon themselves to collect this garbage, furniture, and other items and take it to the dump. The picture to the right shows the amount of garbage we collected in only one block. We were hoping to do more than one block.

The City of Edmonton does not take furniture, toxic chemicals, tires, rugs, paint cans or electrical appliances. Please read the guidelines so you are familiar with what they will take so our alleys do not become littered with unsightly items. This August our area is slated to have the new garbage carts so please read the resources and familiarize yourself with the changes. We very much appreciate your help with keeping our community aesthetics pleasing in all areas.

#### ***What if you can't afford a dump fee?***

- The Glastonbury Community holds a big bin event in May. Get the Communibee app to stay informed or visit their website at <https://gclveg.com/> (GCL membership is required to make use of this opportunity, but it is well worth it if you have items to get rid of).
- The City of Edmonton has free drop off weekends at Eco Stations. The next one will be September 25th & 26th weekend from 9 am to 7 pm. Visit [edmonton.ca/ecostations](http://edmonton.ca/ecostations) for more information.



# Who Maintains the Fences in The Grange?

According to the restrictive covenant, the GHOA is responsible for 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 property of The City of Edmonton) & Fence 24 around the ATCO Gas chain link fence (we are in discussions with ATCO to see who is responsible for fence maintenance.)

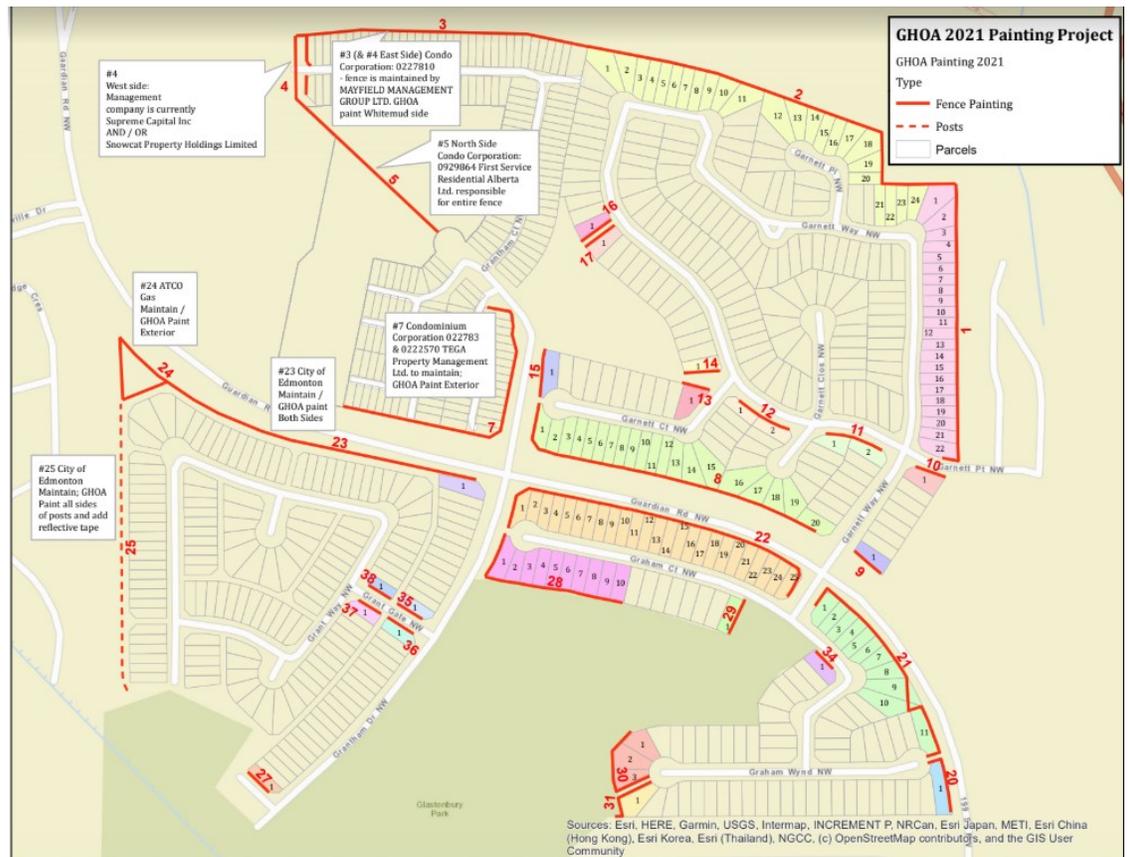
## What Color are the Fences?

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.



## Exterior Fence Project

The fence project was headed by Vice-President Cameron Treloar this year. We ended up using Pro Co Painting company to complete the project and they provided excellent service and spruced up our fences. Due to the pipeline construction the fence painting timelines slated for 2021 and 2022 got moved around. As a board, we apologize to those who struggled to get their boards repaired, but we sincerely appreciate your attention to this matter so the fence projects could be completed this spring.

Fences 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 21, 22, 23, 24, & 28 were completed in 2021. The remainder will be painted in 2022. If you have rotten boards in your fences, please consider replacing them sooner rather than later so the painting can commence in the spring.

## Construction at the end of Grantham Drive

**Has your house been vibrating?** The GHOA has contacted the City of Edmonton, Brookfield Residential and Rulam about construction vibration concerns. They assure us that the vibrations are within normal limits (18.75 PPV <40HZ & 50 PPV > 40 Hz (larger frequency)). We requested a vibration test but have not heard back if one will be performed.

We are encouraging residents to take pictures of their foundation, walls, and concrete pads in case these vibrations do any damage to your home.

### What is being built?

Brookfield residential is finally starting to build single family homes, both detached and attached.



## 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. Last 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.



**The Grange**

**SHINGLE STYLE & COLOR MATTER!**

**RESTRICTIVE COVENANT**  
The Grange Homeowners Association restrictive covenant enforces a standard of uniformity across this development. Roofs of the dwelling shall be finished with BP Roofmaster shingles, Weatherwood color or equivalent.

**Approved Shingles**

- BP Mystique 42 - Beachwood
- IKO Cambridge - Driftwood
- IKO Dynasty - Driftshake
- Owens Corning Duration - Driftwood

For more information visit our website [www.thegrangecommunity.ca](http://www.thegrangecommunity.ca)



**FENCE STYLE, CONDITION AND COLOR MATTER!**

**COLOR** GRANGE GREEN NO. 9901052 by Cloverdale

**DESIGN** WoodScreen or chain link as per the restrictive covenant on the land title

**CONDITION** Owners must keep the fences in good condition

**The Grange**

**Take Pride In Your Neighbourhood**

The Grange Homeowners Association has decided as a board to paint the exterior fences originally built by the developer. Exterior painting starts July 1, 2021. If the fence requires replacement or repair it will be done at the homeowners expense.

Fence Project information can be found on the website at [www.thegrangecommunity.ca](http://www.thegrangecommunity.ca)

## Communicate with Us!

To improve communications you can assist the GHOA by including your e-mail address and telephone number when remitting your 2021 fees, and by ensuring that all information on your invoice is correct.

**Website:**

[www.TheGrangeCommunity.ca](http://www.TheGrangeCommunity.ca)

**Email:**

[info@thegrangecommunity.ca](mailto:info@thegrangecommunity.ca)

**Phone:**

(780) 328-6889

Voicemails will be answered within 1-3 business days.

## Is it Time to Reroof?

If you have any questions about roofing email Cameron Treloar at [vice.president@thegrangecommunity.ca](mailto:vice.president@thegrangecommunity.ca)

[vice.president@thegrangecommunity.ca](mailto:vice.president@thegrangecommunity.ca)

## Glastonbury Community League Message

Hi there!

Here at the Glastonbury Community, 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.

This Sept. 11th we're hosting an Outdoor Dinner and a Movie in the Park. There'll be food trucks and a family-friendly movie. Once winter rolls around, we'll be bringing back our rink, ice trail. X-country ski trails and our popular New Year's day Event... with our biggest fireworks show yet.

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 into 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 @ [gclveg.com](http://gclveg.com)

