



2023 President's Message

Dear Owners,

I would like to thank those who volunteered on this board for the 2023 term and encourage other community members to become involved with the board, no matter what your skill level.

This year Blueprint Condominium Management took over administrative control of The Grange on December 6, 2022. It was not an easy transition as The Grange was Blueprint's first HOA. The workload for Blueprint was higher than expected and the contact was not being met so on August 29, 2023 the relationship was dissolved.

Since this time the board has had to take over administration and hired Excel Accounting Services to reconcile the books for 2022, GST filing for 2022, and completion of the 2022 audit with Cass & Fraser. Due to the workload and time constraints the board then hired Heidi Zwing Accounting to reconcile the 2023 financials. Sandy Walker, the bookkeeper for Heidi Zwing Accounting is here tonight to present the draft 2023 Budget vs Actual report and answer any accounting questions the membership may have. The rest of the administrative duties were shared by the board members.

Upon reflection, the board is still in agreement that we need to be professionally managed because of the time commitment and expertise it takes to administer an HOA properly. Given this, The Grange Homeowner Association has hired Ayre & Oxford Inc.. Our agreement comes into effect January 1, 2024. Rose Evans the president of Ayre & Oxford & Agnes Brady, The Community Liaison have come tonight to show their commitment to this HOA and answer any questions the membership may have.

Ayre & Oxford were one of the property management companies that was reviewed in 2021-2022 by our board. At that time, they were not selected because they were more expensive. They have managed our neighbouring HOA, Parkland Neighbourhood Association, for many years and their board has been consistently happy with their performance. They have proven processes in place, which will allow our board to provide oversight and not have to deal with the day-to-day administration.

The Grange Administration Update Overview:

- The GHOA has signed a contract with Ayre Oxford Inc. that will come into effect January 1, 2024. The total cost of the contract with Ayre & Oxford Inc. is approximately 3200.00 per month inclusive. If the GHOA members join the CONDOCafé Portal the total monthly inclusive cost could drop to approximately \$2800.00 inclusive because printing and postage cost to mail invoices and AGM notices will be reduced.
- The CONDOCafé Portal has convenient access to online ledgers, electronic fee payments, calendar reminders and additional forms and documents. The Board of Directors decide what documents to make available. Owners can view, download and print real-time ledger activities that reflect current balances. Secure Annual payments can be made within CONDOCafé Portal for Association Fees. Members can also update contact information and submit and review online maintenance requests. Members will have immediate access to real-time information about their properties – including profile updates, ledger activities and maintenance requests - without compromising security or privacy. CONDOCafé Portal also includes community calendar and message board capabilities so we can further collaborate with the Glastonbury Community League so you get the full benefits of this community. **Instructions on how to sign up for CONDOCafé Portal will be on the website, www.thegrangecommunity.ca on December 1, 2023. Each homeowner will receive details by mail with a personally generated code, so please ensure we have your latest mailing address.**
- The CRA has accepted the GST Voluntary Disclosure from the periods of December 31, 2012-December 31, 2019. The total amount owing is \$261.51 and Sandra Walker had emailed the CRA and asked them to apply the amount owing to the GST credits for 2020, 2021, 2022. For 2020, 2021 and 2022 a refund of \$3808.42 is expected. The T2 objection from 2017 was approved and all CRA paperwork is current and up to date.
- Gateway Developments is still in discussions with the City of Edmonton to rezone 1301 Grant Way. You would have received the rezoning information from The City of Edmonton this month. The latest draft includes 26 single family homes. We are in discussions with Gateway Developments to put an encumbrance on these 26 properties and join the GHOA. I will explain the proposal using Slim Maps.



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- The Board also works hard for the membership by doing the following:
 - Address the speeding on Grantham Drive with the City of Edmonton
 - Address the lack of trees and replacement of dead trees in our community with the City of Edmonton and more trees were planted this summer throughout the community
 - Enforce the Restrictive Covenant for unsightly properties. For example fences that are falling down or need repair so the community aesthetics maintain a standard.
 - Enforced bylaw restrictions to The City of Edmonton using the 311 app.
 - This year The Grange got an estimate for mulch top up of shrub and flower beds as identified by Solaris Landscaping in the amount of 385 yards which will cost \$38,900.00. We approached the City of Edmonton to see if they would help provide the mulch and have not heard anything from Sarah Hamilton's Office. In the past AGM meetings the membership asked if there are any other solutions to mulch but mulch is the most cost-effective way to reduce weeds and prevent drought conditions in hot weather.
 - Dealing with vandalism of common property. i.e. graffiti

Here are the highlights of what we accomplished to improve the aesthetics of our community this year:

- Landscaping maintenance highlights included:
 - 19 planters were delivered throughout the community.
 - Regular garbage pickup and weed eating throughout community spaces.
 - Spring clean-up starts in April and fall clean-up ends in October.
 - 28 shrub beds are maintained weekly, 46 are maintained bi-weekly.
 - Ornamental shrub pruning is done in spring with touch ups being completed in June.
- Replacement of 2 worn out decorative garbage can cover.
- Dog waste stations were maintained by volunteers with our HOA providing the bags
- Supplemental mowing and whipper snipping was done by Charles Ingles, a previous board member, who graciously donated his time and equipment. While the GHOA pays for the gas and minor repairs to his equipment, this service could not be provided without a fee increase.

We continue to see an increased amount of vandalism in our community. This comes in the form of graffiti, tipping and pulling all the bags out of the dog waste stations. We all contributed to these projects and they are for the betterment of the community. If you see someone doing this, please report them to the police. I encourage homeowners to keep a watch out for your neighbours' and community property. We are part of the neighbourhood watch program and I encourage each of you to get involved to keep our community safe.

We continued with the door hanger campaign to inform residents of the restrictive covenant on shingles and fence style/colour. The main message is to keep the colours and style consistent for both fences and shingles so our community aesthetic is maintained as consistently as possible.

You can find more updated information on our website. We are always looking for excited community members to contribute to the GHOA and lend their voices and opinions.

Kind Regards,
Denise Forwick-Whalley
President