

March 20, 2016

Volume 2016-1



What's Happening in West Grove

2016 Annual General Meeting

The 2016 Annual General Meeting of the West Grove Estates Homeowners' Association is just around the corner:

Date: **Thursday, April 28**

Time: **7:00 PM**

Location: **New Apostolic Church** (corner of Old Banff Coach Road and 73rd Street)

A notice and invitation for the AGM is being sent to all homeowners. This is your chance to have a say in the direction of the HOA, so please come out to participate. If you cannot attend in person, you are invited to give your voting proxy to one of your neighbours that will be attending. Proxy forms are including with the AGM notice.

AGM Agenda:

1. President's Report on the activities of the Board of Directors for the past year
2. Treasurer's Report on the finances of the association
3. Vote on Special Resolutions for amendments to the bylaws
4. New business from the floor
5. Vote on 2016 Board of Directors



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West Grove Estates Homeowners' Association

West Grove Estates HOA Website

Please check out the new West Grove Estates HOA website:

www.westgrovecalgary.com

The website will be used to update community residents about events and community resources.

All West Grove Estates community residents are invited to share ideas for website content. Also, if anyone would like to volunteer with the Association as webmaster for the West Grove Estates HOA website, please contact any board member.

Homeowners Association vs. Community Association

It is important for our members to understand the difference between a homeowners association and a community association:

Homeowners Association:

A homeowners association (HOA) is established by the developer of a community with the primary focus of the HOA being with enforcing restrictive covenants on the properties and maintaining developer installed community features.

Annual fees under a homeowners association is mandatory under an encumbrance on the property.

Community Association:

A community association is established to represent the wider community regardless of the developer. The main focuses of a community association are to:

- Organize recreational and informative programs for community members;
- Represent the entire community in discussions with the city/municipality;
- Organize community wide social events

Membership in a community association is voluntary.

West Springs Cougar Ridge Community Association

The community of West Grove Estates is part of the larger West Springs Cougar Ridge (WSCR) Community Association. You may have seen the monthly newsletter that the send out "WSCR News". The WSCR Community Association represents all Calgary subdivision from Cougar Ridge to Bow Trail and 101st Street to Coach Hill.

The WSCR Community Association web site is:

www.wscr.ca

We invite you to take a look at the programs and events offered by the WSCR Community Association and see if membership is right for you.

The cost of annual membership in the WSCR Community Association is \$25.00

Member (Owner) Responsibilities:

- ◇ Abide by the Architectural Guidelines of the West Grove Community
- ◇ Keep their house, yard and fencing in a well maintained condition such that they do not detract from the overall aesthetics of the community
- ◇ Pay annual HOA dues of \$200 to support the purpose off the HOA

In addition:

- * Residents of West Grove Estates are requested to watch their speed on community streets. We have many small children in the community.
- * Residents are requested to be considerate and remember that all residents have a right to quiet enjoyment of their property. Please be respectful of your neighbors when playing music on outdoor speakers and keep the volume to a reasonable level.



West Grove Estates Homeowners' Association

Summer Family BBQ

With the success of the Summer Family BBQ held the last two years on Calgary's Neighbour Day, the HOA Board of Directors would like to see this event continue and is committed to making organizing this event one of the responsibilities of the Board of Directors.

The BBQ is held in the playground park on West Grove Rise. The date for Calgary's Neighbour Day this year is **June 18** — Mark Your Calendars!!

More information will be provided on the West Grove Estates HOA website and West Grove Estates Families Facebook page as plans are made.



Contact Information:

The HOA exists for the members, not the board. We want to hear from you whether or not you feel we are working on the right priorities for you.

We welcome any ideas that will promote community spirit and make West Grove Estates an even better neighborhood.

You can contact the HOA board with any questions or to raise any concerns about the community by:

- ◇ **Email:**
westgrovehoa@gmail.com
- ◇ **Mailing Address:**
West Grove Estates HOA
PO Box 96096 West Springs
Calgary, AB
T3H 0L3

Website:

www.westgrovecalgary.com

West Grove Estates Families Facebook Page

While not an official HOA site, there is a "West Grove Estates Families" Facebook page, we invite you to join the page and extend your contacts within the community.

www.facebook.com/groups/westgrove/

This Facebook page is a private group, if you do not know a member of this Facebook group you are invited to email the HOA and we will get you added to the group.



West Grove Estates Homeowners' Association

West Grove Estates HOA Members and Lot Map

The members of the West Grove Estates HOA are the owners of the lots in West Grove Estates Phases 1, 2 and 3, which is comprised of homes on the following streets:

- ◆ West Grove Rise SW
- ◆ West Grove Bay SW
- ◆ West Grove Point SW
- ◆ 73rd Street SW between 10th Avenue and West Grove Rise



Payment of Dues

Invoices for 2016 HOA dues have been mailed to all Members with the AGM Notice, please send a cheque or bank draft for your 2016 dues as well as any outstanding dues from previous years to:

West Grove Estates HOA
PO Box 96096 West Springs
Calgary, AB
T3H 0L3

