

March 22, 2018

Volume 2018-1



# What's Happening in West Grove

## 2018 Annual General Meeting

The 2018 Annual General Meeting of the West Grove Estates Homeowners' Association is just around the corner:

Date: **Thursday, April 26**

Time: **7:00 PM**

Location: **Calgary French & International School (700 77th St SW) - SEED Cafeteria**

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 or by scanning and emailing the form to westgrovehoa@gmail.com. Proxy forms are including with the AGM notice.

### AGM Agenda:

1. President's Report on the activities of the Board of Directors
2. Treasurer's Report on the finances of the association
3. New business from the floor
4. Vote on 2018 Board of Directors

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## West Grove Estates HOA Priorities Update

### Community Green Space Improvement

With our Parks Beautification program underway we were able to install permanent large pots that will feature summer and winter specific floral and seasonal arrangements. Thanks to our local boy Aiden for making sure the pots were well watered during our warm summer months. In addition weeds along the 10th ave pathway were removed after discussions with the city and new shrubs were planted .

### Traffic Safety

We are happy to report that after listening to the feedback about speeding and the construction trucks in the spring and summer the Calgary Police did place unmarked vehicles in and around the neighbourhood to watch for speeding infractions. This markedly decreased not only the speeding but the Developer has committed to continue to keep the street clean of debris left behind by construction trucks. This clean-up by the Developer will continue this year as well. In addition the City of Calgary has installed a traffic calming measure called a curb extension on 73rd st by the cross-walk. Curb extension's improve pedestrian crossings by:

- Shortening the crossing distance across an intersection.
- Providing motorists with improved visibility of pedestrians.
- Eliminating driving in the parking lane.
- Help to reduce speed by narrowing the roadway

### Developer Update

The new development just south of us called the "Rise" is almost finished Phase 4 and they will be breaking ground on Phase 5 shortly. The Board has been gathering all the facts on what a possible amalgamation would look like. As this is a fairly significant undertaking the Board is pursuing the best deal for the HOA before we bring this forward to the membership. More details at the AGM!

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## Community Association vs HOA

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 they 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](http://www.wscr.ca)

The objective of the WSCR Community Association are to primarily be the voice for the Community as a whole and also promote and facilitate recreational, social, and sport activities for the residents of the Community and participation is voluntary.

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 are mandatory under an encumbrance on the property.

### 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 ensure they follow the city by-laws for picking up after their dogs as well as keeping their dog on a leash at all times. Our parks require dogs to be ON-LEASH at all times.
- \* Contact us! [westgrovehoa@gmail.com](mailto:westgrovehoa@gmail.com) or [www.westgrovecalgary.com](http://www.westgrovecalgary.com) or share your thoughts with us on our Facebook page West Grove Estates HOA. Not a member? Just email us!



# West Grove Estates Homeowners' Association

## West Grove Estates HOA Events

We had a jammed pack calendar of events for members last year and we want to thank all the volunteers who helped make it possible and the members for showing up and having a great time! The events included:

- Easter Egg Hunt—April
- Annual Neighbour Day BBQ—June
- Neighbourhood Clean-up Day/Corn Roast—September
- Cocoa in the Park—December



Photo credit: Andrea Casciato & Vik Dhalla



## Future Events

- ◇ We are always looking for fun things to do! If you have a fun community event that you think we should hold we'd like to hear from you. Contact us at west-grovehoa@gmail.com or drop us a line on our Facebook page : West Grove Estates HOA



# West Grove Estates Homeowners' Association

## Your HOA Board



**Vik Dhalla**  
President



**Russ Erickson**  
Vice-President



**Karen Knutson**  
Treasurer



**Jacqueline Chang**  
Secretary



**Joe Marra**  
Director



**Shannon Hendry**  
Director



**Patrick Allan**  
Director

## Payment of Dues

Invoices for 2018 HOA dues have been sent to all Members with the AGM Notice.

\*\*\*NEW\*\*\* this year we now have electronic payment processing so you can use your credit card to now pay your HOA fees. If you have provided us an email address we will email you the invoice and simply click the link on the invoice to pay online. Safe, simple, secure and good for the environment ! Want to switch to paperless invoicing? Provide us your email at: [westgrovehoa@gmail.com](mailto:westgrovehoa@gmail.com) to get on our list.

Otherwise, please send a cheque or bank draft for your 2018 dues as well as any outstanding dues from previous years to:

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

