

March 27, 2017

Volume 2017-1



What's Happening in West Grove

2017 Annual General Meeting

The 2017 Annual General Meeting of the West Grove Estates Homeowners' Association is just around the corner:

Date: **Thursday, April 27**

Time: **7:00 PM**

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

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 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

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West Grove Estates Homeowners' Association

West Grove Estates HOA Priorities Update

Community Green Space Improvement

With the Coordination of the City of Calgary we have been able to continue to beautify our parks and green spaces as we work hard to make changes that allow them to be relatively maintenance free and usable for a wide variety of recreational purposes. This summer we planted over 100+ small plants and bushes in our Playground park with the help of community volunteers. Thank you all for coming out and making our park look better for the future and a special thanks to Shannon Hendry for leading this initiative!

Traffic Safety

After listening to the feedback we received from residents on safe walk ways in and around the neighbourhood we were able to successfully lobby the city to install marked pedestrian cross-walks on 73rd Street and 77th street in our community to allow for safe passage of pedestrians. This also links the pathways in our community with something visible to help remind drivers of the crossings and provides everyone with a regulated mechanism to safely cross the road.

Developer Update

With the ongoing construction to the south of us we are expecting new home sales to start this Spring. With that we have been discussing with the developer Bri-Mor the logistics of incorporating the 200 new homes as part of our HOA going forward. Rather than having two separate HOA's that will be sharing park spaces and community resources we propose a consolidation which gives the community a stronger unified voice. Bri-Mor is in agreement and is reviewing the required legal paperwork to facilitate the consolidation. We will bring this forward to the Membership once we have further details.

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 or www.westgrovecalgary.com or share your thoughts with us on our Facebook page West Grove Estates Families. Not a member? Just email us!

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 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

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. Membership in a Community Association is on a voluntary basis.

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.



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 2017 HOA dues have been mailed to all Members with the AGM Notice, please send a cheque or bank draft for your 2017 dues as well as any outstanding dues from previous years to:

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

