

2024 The ONE at Windermere Annual General Meeting

September 12, 2024

Welcome to our home owners, neighbours, and friends of The ONE at Windermere .

The focus of our Home Owner's Association (HOA) is to provide enhanced maintenance to the common facilities (developer improvements) in our community. This includes entry features and side street features, turf maintenance, landscaping within street boulevards and traffic islands, flower and shrub beds, walkways, maintenance of fencing (select), benches, garbage and dog waste receptacles, etc. Our HOA Board members and Chrissa Shine representing Core Management have worked tirelessly this past year to engage contractors and community volunteers to maintain our community to a high standard. Some highlights of the 2023-2024 season include:

- Turf and shrub maintenance (replacement where necessary)
- Mulching of shrub beds
- Additional weed management initiatives
- Repair of entry feature lighting
- Planting and maintenance of entry flower beds
- Repainting of park benches and garbage cans
- Maintenance of dog waste stations
- Ongoing litter collection from turf and shrub beds
- Calls to 311 for City of Edmonton maintenance issues

I would like to thank our volunteer HOA Board and Core Management for their hard work administering the HOA and contractors, to deliver the high-quality services in the most cost-effective manner. Special shout-out to all of the volunteers who enhance our community and help keep our HOA fees low!

This year we learned that the HOA fees are subject to GST, creating an additional expense for the HOA. With the assistance of Core Management, we have engaged an accountant to make the appropriate filings and corrections with Canada Revenue Agency. Unfortunately, a small back payment is required that will impact our finances.

The City of Edmonton's Naturalization initiative for common areas such as the storm pond, parkland and boulevards continues to be an ongoing concern for our community. At last year's AGM we discussed the consequences of naturalization and their proposed Enhanced Maintenance Agreement. While the HOAs continue to negotiate in good faith, the City does not appear to recognize our HOA (titled homeowner) pre-existing land rights that were granted at the time of registration by the developer. The HOA continues to conduct the enhanced maintenance during these negotiations. The ONE at Windermere HOA is working with other HOA's to collectively address this issue and we are currently seeking additional legal assistance.

The ONE at Windermere continues to be among the most desirable communities in Edmonton. Our HOA works hard to enhance our property values and create an exceptional quality of community for our residents. Thank you again as we look forward to the 2024-2025 season!

Best Regards,

On behalf of The ONE at Windermere HOA

Rose Herman

President