



The ONE at Windermere Home Owner's Association

August 1, 2025

The ONE at Windermere Home Owner's Association President's Report

Greetings Friends and Neighbours!

This has been a busy year for the ONE at Windermere Home Owner's Association (HOA). The focus of our Board is to provide enhanced maintenance services to the common facilities (developer improvements) within our community. This includes maintenance of the entry and side street features, turf maintenance, landscaping within street boulevards and traffic islands, planting and maintenance of flower and shrub beds, walkways, benches, public area garbage cans and dog waste bag 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 2024-2025 fiscal year include:

- Annual General Meeting September 12, 2024
- Turf and shrub maintenance (replacement where necessary)
- Mulching of select shrub beds
- Additional weed management initiatives
- Repair of entry feature lighting
- Planting and maintenance of entry flower beds
- Creation of new flower beds at the south pond and Ware Gate East entries
- Repainting of park benches and garbage cans
- Maintenance of dog waste stations
- Ongoing litter removal from turf and shrub beds
- Calls to 311 for City of Edmonton for maintenance issues
- Engagement of EPCOR for the removal of excessive weed growth in the storm ponds

I would like to thank our volunteer HOA Board and Core Management for their hard work administering the HOA and contractors, and for delivering high-quality services in the most cost-effective manner. Special shout-out to the Board members and to our volunteers who provided additional weed removal and other enhancements to our community helping keep our HOA fees low!



This year it was noted that the weeds were aggressive surrounding the south pond and covering the hills in the southwest park area. Due to The City of Edmonton's Naturalization initiatives, we are limited as to our methods to control and remove weeds. The City of Edmonton has sprayed some of the noxious weeds in the mulch beds this year, but we are struggling with thistle and foxtail overgrown hills that are spreading seeds everywhere, well beyond their areas of "Naturalization".

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 the previous AGMs we discussed the consequences of naturalization and the City's proposed Enhanced Maintenance Agreement. While the HOAs continue to negotiate in good faith, the City does not appear to recognize our HOA (titled homeowners') pre-existing land rights that were granted at the time of registration by the developer. The HOA continues to conduct enhanced maintenance during these negotiations.

On a personal note, for these past few years it has been a pleasure for my husband and I to plant and maintain the flower entry features. Sadly, this will be our last year as we are officially hanging up our shovels, clippers, and garden hose. I wanted to express our sincere thanks to all for your kind comments and the support that we have received these past years. If you are an avid gardener and would like to share your talents, I truly hope you will come join the Board in September and help take on these gardens.

The ONE at Windermere continues to be amongst the most desirable communities in Edmonton. Our HOA works hard to enhance our property values and create an exceptional quality community for the benefit of our residents. Thank you again as we look forward to the 2025-2026 season!

Best Regards,

On behalf of The ONE at Windermere HOA

Rose Herman

President