



The ONE at Windermere Home Owner's Association

September 3, 2026

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

Greetings Friends and Neighbours!

This has been another busy year (2025-26) 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, shrub bed maintenance, landscaping maintenance within street boulevards and traffic islands, planting and maintenance of flower and shrub beds, walkways, benches, public area garbage cans and dog waste bag dispensers, etc.

Just a friendly reminder to residents, that it is the homeowners' responsibility, under City of Edmonton Communities Standards Bylaw 14600, to maintain the boulevards and side yards adjacent to their lot. The boulevard/grass immediately behind a homeowner's lot is maintained by the City (or in our case the HOA). There are numerous areas where this is not being upheld, specifically along the main routes, Windermere Rd, Ware Crescent and Windermere Wynd.

Our HOA Board members and Charissa Shine, representing Core Management, have focused this past year to engage contractors for landscape maintenance, and community volunteers to maintain our community to the high standard everyone has come to expect. Some highlights of the 2025-2026 fiscal year (April 1, 2025 to March 31, 2026) include:

- Turf and shrub maintenance (replacement where necessary)
- Mulching of select shrub beds (north pond beds in 2025)
- Continued weed management initiatives, aggressively around the north pond prior to mulching, and pathways
- Planting and maintenance of the three entry flower beds and two new beds, one located at the Ware Gate intersection (by bench and path), and a small bed at the east end of the South Pond, adjacent to the bench.
- Maintenance of dog waste stations (bag refills)
- Ongoing litter removal from turf and shrub beds (through maintenance)
- Calls to 311 for City of Edmonton for maintenance issues
- Annual General Meeting September 10, 2025



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.

A major component of the Annual General Meeting, tasked to the HOA Board, is the review, approval and presentation of the Financial Audit for the 2025-26 fiscal year. This audit was completed independently by HO LLP, and Mr. Leon Lin, CPA will present the findings.

Turf and Shrub Bed Maintenance

In 2024, 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, the HOA is limited as to our methods to control and remove weeds. The City of Edmonton sprayed (in 2024) some of the noxious weeds in the mulch beds, however in 2025 we still struggled with thistle and foxtail overgrown hills that are spreading seeds everywhere, well beyond the City areas of "Naturalization". Consistent mowing of the turf in these areas has greatly reduced the amount of weed growth, aiding in the maintenance of the park area next to the playground.

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 Agreements (EMA). The City has not been in contact with the ONE HOA for a few years, mainly due to the EMA being negotiated with our HOA community to the east (Windermere North) and waiting on this outcome. The HOA continues to conduct enhanced maintenance during these times as in previous years.

If you are an avid gardener and would like to share your talents, or simply volunteer to take on a shrub bed near your home, or other maintenance needs, I truly hope you will come join the Board (as a Director or general volunteer) in September and help take on these areas.

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 2026-2027 season!

Items of significance for 2026-27

A significant change to the ONE at Windermere HOA for 2026-27 was the increase in annual fees, due April 1, 2026. This increase was necessary as the Board looked to change contractors, and adding additional services (aggressive weeding and shrub pruning). Some services had been provided in the past by volunteers of the community, significantly reducing the costs to the HOA. On a whole, the fees are consistent with other communities (on a per unit basis) that have an HOA and similar amenities. The ONE HOA comprises two Stormwater Management Facilities and extensive pathways that require maintenance.



For the 2026-27 fiscal year, the HOA Board, with assistance of the property manager, engaged new contractors for the following services:

- Turf maintenance and shrub pruning, including spring and fall clean-up
- Shrub bed maintenance, weed removal, cleaning
- Flower bed planting (with drought resistance perennials and annuals), with bi-monthly maintenance, and
- Watering services for the perennials and flowers

These new services were engaged and monitored throughout the season with varying levels of satisfaction/dissatisfaction. It would be helpful to receive community input, whether positive or negative, to provide feedback to improve the overall neighbourhood.

EPCOR Stormwater Management Facility (North Pond)

Monitoring of EPCOR's NEW shrub and tree planting at the north stormwater management facility (shared with Windermere Grande) has been a priority of the HOA in 2026. EPCOR had begun a safety maintenance shrub and tree planting program around the perimeter of the pond and upslope the first week of June. Due to our intervention, this program was put on hold in mid-June, 2026, however EPCOR has once again aggressively started planting again, September 1, 2026 ignoring residents' concerns.

The ONE HOA, along with the Windermere and Surrounding Areas Joint Coalition, has been actively engaging Councillor Mike Elliott, along with correspondence to the City of Edmonton Manager, and EPCOR since mid-June. The Coalition has submitted a 737 signature petition on August 17, 2026, to the City Clerk's office, to halt naturalization in the greater Windermere communities, along with halting EPCOR's 'safety' initiative of planting a barrier of shrubs around the perimeter of stormwater management facilities in every community of Windermere. This work is ongoing. We appreciate continued community support.

Best Regards,

On behalf of The ONE at Windermere HOA

David Hohnstein

President