

September 9, 2025

2025 HOA Annual General Meeting



Welcome Friends and Neighbors of Windermere North,

Your HOA (Homeowners Association) is comprised of volunteer board members who are all also property owners of Windermere North. Our mandate, as prescribed by the HOA bylaws, is to maintain and manage the common property in our community. Many of the board members have been involved in the HOA since its inception, over a decade ago. All the board members have dedicated time and energy to ensure that our walking trail areas, pond park and common space is looked after, preserving the value and enhancing the beauty of our community.

The board has contracted Core Management for many years to help us with the logistical organization and administration of the HOA. We appreciate all their efforts and thank them for their dedication.

Our primary focus, as per our directive in the association bylaws, is on supplemental lawn and shrub maintenance around the pond, ravine and walking trails in the community.

Our community has faced challenges over the past several years regarding the city's philosophy to "naturalize" communities in their effort to reduce costs. Naturalization refers to an ending (cessation) of the grooming and maintenance in communities, allowing them to return to a wild state that, theoretically, requires less maintenance. The board members have been collaborating with city administration, including our Ward Councillor, to ensure that our landscaped areas are maintained according to their original design. This initiative has been ongoing for several years. Last fall we had additional discussion with the city of Edmonton representatives and the board again reviewed the city proposals. In November, after further review, the Board voted and passed, by majority consent, the initiative to proceed and sign the *Enhanced Maintenance Agreement* with the city of Edmonton.

This past winter final discussions with the city ensued and minor changes were made to satisfy some concerns. On May 16, 2025, the Board acknowledged agreement with the city on their final draft presented of the Enhanced Maintenance Agreement. As of writing this letter, the HOA has yet to receive the final agreement for signing, however given our acknowledgement of their agreement, we believe we are operating with an agreement in principle in place.

Last year, the Board learned that our HOA is subject to different tax laws than a typical condo association, which meant we were required to collect and remit GST. We hired an accounting firm to handle the previous year's returns and submit the necessary files to the CRA. We are happy to announce that our self disclosed returns have been accepted by CRA and that we are current in our GST filings, including this present year's return.

The board lets our landscape maintenance contracts out to tender, offering the community competitive options for contractors. We closely monitor the performance of the landscape contractors to ensure that quality work is completed in a timely manner. Additionally, we have engaged local community support for extra clean-up and supplemental maintenance of our grounds, including watering beds during dry periods. These efforts to maintain the neighbourhood have included some enhancements and repairs to the shrub beds around the pond area. As well as spreading 10 dump truck loads of new mulch this summer in many of the beds in the neighborhood.

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Our beautiful entrance feature gardens have been planted and maintained by some special neighbours, showcasing to all who enter our neighbourhood that we care about our community. The Board would like to express heartfelt gratitude to Colin and Leona for their years of dedicated efforts in planting and caring for our entrance gardens and other pond area gardens. They represent the extraordinary spirit of our community from the moment you pass through the gates.

Edmonton's connected stormwater ponds, including ours, continue to be facing an issue with invasive weed growth. Our board members have taken a proactive approach by communicating with EPCOR and advocating for the annual harvesting of these invasive aquatic weeds. As a result of these efforts, we have achieved a much cleaner pond, which facilitates proper drainage to the river and improves fountain aeration flow for a healthier ecosystem. This year 22,500 lbs of weeds were withdrawn from our pond system by the EPCOR contractor.

In late July a ground fault issue in the cable connecting the pond fountain was discovered after the EPCOR weed harvesting. Board members worked to diagnosis the fault and found scaring on the cable was permitting moisture to penetrate the cable and cause the fault. Extraordinary efforts were made to both diagnosis and repair this cable as an interim measure. It is likely that cable replacement will need to be undertaken in the near future.

The pathway between Windermere North and Westpointe (16 Ave.) has, in recent years, seen inconsistency in maintenance. It has been Windermere North's understanding that our border was at the east fence line. Discussions with Westpointe yielded a common goal of maintaining this path dependably, which has resulted in a much more cohesive landscape area that we can all take pride in.

An initiative was brought forward to the board to engage our community spirit. Recently a questionnaire has been distributed to the HOA residents to gauge interest and participation thoughts on social events within the community. The board is excited to see what kind of events and interest is gathered from this outreach.

We are lucky to have devoted individuals in our community who help keep costs down by volunteering and putting their heart into enhancing our enjoyment of the common areas and neighborhood.

We are confident that we, under the careful watch of the board members, are receiving exceptional value for the maintenance and improvement of our beautiful community, which serves to upholds the value of all our properties as we continue to focus our efforts on our outstanding outdoor spaces.

Best Regards,

On behalf of Windermere North HOA

Darcy Miller  
President