

**WEST SPRINGS FARM HOME OWNERS ASSOCIATION
PO Box 60025 Cougar Ridge Road RPO
677 Cougar Ridge Drive SW
Calgary, AB T3H 5L5
email: wsfhoa@msn.com**

January 31, 2006

To All West Springs Home Owners,

This was a launching year for the West Springs Farm Home Owners Association (WSFHOA) ... starting from the April 6, 2005 turn over of the Association from Landstar to the first anniversary of the WSHFOA it has been a year of challenges and rewards. The support, interest and coming together of the community have been encouraging for the Directors of the Association and the residents of West Springs Farm. Noteworthy achievements of the WSFHOA during this first year of operation may be summarized as follows:

- Meetings and on-going correspondence with City Parks & Recreation and the developer, Landstar, on matters of Enhanced Facility FAC's (Final Acceptance Certificates) and turn over of same to the WSFHOA;
- Coordinated boulevard planting with new perennials (special thanks to Shirley Sharp and others for assistance in overseeing and coordinating the boulevard planting);
- Took over responsibility for boulevard lawn cutting and operation of boulevard irrigation equipment;
- Expedited completion of the park by determined contact with those in charge;
- Repair and replacement of West Springs Farm entrance lighting;
- Organizing the West Springs Farm Neighborhood Block Watch (special thanks to Maria Wong for coordinating this and volunteering to be our Block Watch Captain);
- Represented the WSF Home Owners at SW Calgary community meetings; and,
- Ensured that a dedicated organization is in place to handle matters dealing with city, ongoing completion issues with our developer, and generally direct the efforts of West Springs Residents to ensure that West Springs Farm becomes an enhanced community.

I am sure that most of the homeowners will agree that new subdivision developments are not without their growing pains, and West Springs Farm development has not been without some of the problems facing all new developments.

Firstly, things always take longer to complete than initially promised by the friendly home vendors' sales staff and with this additional time-line comes the inconvenience of continuous construction. At the writing of this letter all the single family homes in West Springs Farm have been built or are in the process of being built. A year from now this area should start to take on an enhanced look as boulevards mature and blend into the many unique homeowner landscaping schemes throughout this neighborhood. This will be a major focus for the WSFHOA in 2006.

Secondly, our area was not immune from certain unscrupulous individuals attempting to establish "grow-ops" within the community. Fortunately, due to the vigilance of the West Springs Community Home Owners and the efforts of the Calgary Police Service this problem was eliminated at the onset. As a follow-up, and primarily due the efforts of Maria Wong and some of her neighbors, a Neighborhood Block Watch is now established and active in this community. The WSFHOA Directors support this Block Watch and encourage all Homeowners of West Springs Farm to become "Block Watch members". The WSFHOA will continue to spearhead efforts with the City of Calgary Police Service to ensure that West Springs is a safe and enjoyable place to live.

Thirdly, and perhaps most importantly, I feel that in this last year West Springs Farm has truly come into being with the establishment of its own identity and presence as one of the unique communities in this City.

A key component of making our community unique is the effort of the Association to maintain and/or replace our designated Enhanced Facilities. Funding for that comes from the Annual Rent Charge (ARC) that is paid upon transfer of home ownership or upon receipt of annual invoices. A 2005 ARC Fee Balance 2nd Notice letter and invoice is attached to give those with outstanding fees an opportunity to clear this up without the inconvenience of legal action.

On behalf of the Directors of WSFHOA it has been a pleasure to represent the West Spring Farm Homeowners for this inaugural year of the Association. We look forward to your attendance at the Association's **2006 Annual General Meeting, 7pm Thursday March 16 at the West Springs First Methodist Church, 742-85 St SW.**

Yours Very Truly,

A handwritten signature in black ink, appearing to read 'E. H. Nycz', written over a horizontal line.

Ernest H. Nycz, P. Eng.,
President,
West Springs Farm Home Owners Association

ATT: 2006 AGM Agenda, 2005 ARC 2nd Notice & Invoice.