

West Springs Farm Homeowner's Association 2007 Update

PRESIDENT'S MESSAGE

Another year has passed for all of us here in West Springs Farm and your Homeowners Association Directors have been working to keep the common enhanced areas of our neighbourhood in good shape.

The good news over the last 12 months is that most of the remaining "enhanced" areas that had to be accepted by the City from Landstar were approved and handed over to the Home Owners Association. So, after a lot of time spent encouraging Landstar and the City in the FAC process, we have control over most common areas in West Springs Farm so we can be more proactive in maintaining and improving the look of the area. See the attached Map for the areas that the Home Owners Association is responsible to maintain.

The bad news is that we had problems maintaining our decorative planting and grass boulevards along West Springs Gate and Old Banff Coach Road during the very hot month of July. However, we did resolve the underlying irrigation issues and are confident we will have fantastic boulevards next summer and for years to come. For more information on this specific issue and other landscaping updates see the "Landscaping and Irrigation Updates" further along in this annual update.

G. Pada — President West Springs Farm Homeowners Association

Irrigation Update

Our West Springs Gate irrigation system was not in operation until July 17 as a result of some confusion between ourselves and various agencies at the City who had turned our main water supply off this spring*. Two weeks and 200 feet of replaced blown pipe later, the irrigation system was back in service. The issue was that the pipes had not been blown out last fall by the developer. Another small section sprung a leak in late August and was also replaced by our contractor, Element Landscape, who continues to do a great job on the landscaping and irrigation for us.

The result was a dry July for our perennial beds, and without a working irrigation system, all the newly planted annuals and perennials perished. See the landscaping update for more info on our plans to revive our planters.

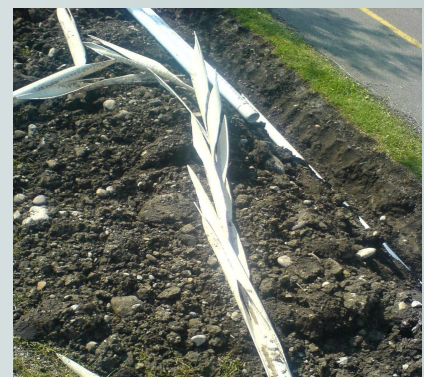
We have streamlined communications with the City to prevent a recurrence.

*In case of problems such as a broken sprinkler head please contact Element Landscape at 690-3545 or 542-3545 for them to repair it – do not call the City.

Did you know?

We have over \$6000 invested in our underground irrigation system. Here's where it runs:

- OBCR— from 100m east of WS Gate west to 73 St SW
- WS Gate - from OBCR to WS Place including 1-block boulevards to WS Way/WS Close and the three medians.
- A small separate system servicing the island at WS Place



Ruptured irrigation line along OBCR

2007 Landscaping Update

The flower beds on West Springs Gate are in a sorry state this year due to the issues with the irrigation system. By the time the irrigation systems were back in service, it was too late for the gardens. The heat wave combined with a lack of H₂O made for harsh conditions, and all the newly planted annuals were lost. With the return of water, most of the perennials recovered nicely, although we lost the opportunity to replace those we lost last winter. For the rest of the year Element will continue with:

- Building up the flower beds (including the signage beds) with compost and mulch so they are better protected.
- Maintaining what is already there i.e. pruning back where necessary.
- Completing the landscaping of the beds behind the front signage.

Mowing and trimming of the boulevards and medians on West Springs Gate will continue as part of the general maintenance contract.

We have also had the entrance signs on West Springs Gate refinished to ensure that they continue to look good for the next few years.

2008 Landscaping Plans

Special projects planned for next year include:

- Replacing some perennials and filling gaps in the beds where needed.
- Planting some colourful annuals in the beds.
- Completing the plantings for the island at West Springs Place.
- Adding irrigation for the bed on the west side of the gate signage area.

Contact Us



Email: wsfhoa@msn.com

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Calgary, Alberta
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Check out the West Springs Farm Cougar Ridge Community Association website—www.wscr.ca—

for updates and subsequent newsletters. Our page is located under Resident's Associations.

FAC Process

Over the past year our developer, Landstar, obtained Final Acceptance Certificates (FAC) from the City for the island on WS Place and for the east boulevard of 73 St from OBCR to WS Road. Their landscape architect is actively working on obtaining an FAC for our final enhanced property – southside OBCR from WS Gate to 73 St, including the south ½ of the OBCR median – and hopes to have that signed off this year. When that occurs the WSFHOA will have responsibility for maintaining all enhanced properties within our development.

These five areas are: (see map)

- ➊ . WS Gate entrance signage, aspens and landscaping on both sides of the signs*
- ➋ . WS Gate medians and boulevards, including irrigation, grass, trees & landscaping
- ➌ . WS Place island, including irrigation, grass, trees & landscaping
- ➍ . OBCR (from fence line approx. 100m east of WS Gate to 73 St) southside irrigation, grass, trees, landscaping & rail fence including south ½ of median
- ➎ . 73 St (OBCR to WS Road) east boulevard landscaping from fence to roadway



Appeal for Board Members

The biggest challenge that we have on the Board of Directors is keeping the Board going . There are a number of members of our volunteer Board who have been participating since the homeowners took over the Association in 2005. They are suffering from a bit of fatigue.

In particular , we are looking to replace our treasurer.

Our Bylaws allow us to have 7 Board members and we desperately need some new folks with the energy to not only manage our current responsibilities, but to initiate fun activities such as Block Parties to make living in West Springs special.

If there are any folks out there who want to participate on the Board please attend our AGM and/or send an email .

Look Ahead to 2008



Suggested activities for next spring/summer include:

- **Parade of Garage Sales** - a community wide garage sale day.
- **Community Cleanup**— sponsoring a bin to get rid of materials that aren't taken away as part of weekly garbage pickup.
- **Community BBQ and party**—could be held in conjunction with cleanup day.

If there are any people interested in helping make this happen please contact us.

2007 Annual Dues

As the fall approaches, it is time for collection of the Annual Dues that support the work of the Homeowner's Association. All homeowners in West Springs Farm are obligated by caveat against their home title to pay a fee to the Association for the continued upkeep of the common "enhanced" areas in our community. The fee remains \$100 per household per year, and has not increased since the development was initiated despite costs going up all over the city. Those homeowners in arrears for previous years will be assessed a late payment fee on your invoices. Your Annual Dues invoice is included with this update. If you believe there are errors with the invoice please send us an email.

2007 Annual General Meeting

The Homeowner's Association must hold an Annual General Meeting each calendar year to provide updates to homeowners on the Association's financials, status of work, and to appoint/elect board members for the year to come. We encourage all homeowners to attend and to provide feedback on how to best use the Association's funds to better the community we live in.

We need a quorum in order to be able to convene the Annual General Meeting and therefore we strongly encourage all homeowners to attend our AGM. For those unable to attend, however, we do include a proxy form to enable the Association to meet quorum.

The Homeowners Association Annual General Meeting will be held at the end of October. Signs will be posted on OBCR with more information.

AGM Agenda

- Call to Order
- Welcoming Remarks
- Minutes of previous meeting (2005 AGM)
- Report of Officers
- FAC Status
- Election of new Officers
- New Business
- Adjournment



West Spring Farm Homeowners Association

Proxy form for the Annual General Meeting, October 2007

I _____ home owner of _____ hereby authorize the board of directors of West Springs Farm Home Owners Association to vote on my behalf as a home owner in good standing at the October 2007 West Springs Farm Home Owners Association Annual General Meeting.

Signature

Date

Please return to 155 West Springs Place