

West Springs Farm Homeowner's Association 2008 Update

President's Message

Hello from your new slate of Directors in West Springs Farm!

The Directors are initiating an outstanding plan this year to maintain and improve our enhanced facilities. We have a new Social Director position, held by Pat, with the aim of growing some community activities to help us get to know each other and develop West Spring Farm's community identity and pride. David is putting together a website to improve our accessibility and visibility on the internet. We have great plans for 2008 and we'd sure appreciate your involvement, support and ideas through 2008 and beyond.

Note that for the 2007 AGM held in October, only eight of the existing 270 Home Owners and 91 new Condo Owners were represented – far below the 10% quorum required and necessitating that unsold votes be included. As a result I am sure that some of your concerns and plans were not addressed – please come out and be heard!

Annual Dues

Thank you to all who continue to pay their \$100 annual dues as this is what allows us to care for our boulevard trees, shrubs and flowers, our entrance signage and plan for some fun activities each year!

Annual invoices are to be issued in June and cover each calendar year. We have been tardy in getting these out the last two years. To those who are NOT paid up for whatever reason, kindly contact our Treasurer to obtain your balance and submit payment immediately to avoid additional collection fees.

Due to the growing amount of unpaid fees, the Association is seeking Legal advice to speed collection from those who have not paid for several years, rather than waiting for collection of the outstanding amounts upon sale of the property.

All Collection Costs will be paid by the delinquent homeowner, not the Association.

We're looking forward to a beautiful spring and a great summer. Please be sure to visit the WSCR webpage (below) for a copy of the 2007 AGM minutes.

Board of Directors

Elected at our 2007 Annual General Meeting to stand as volunteer Directors for the 2007/8 year are:

President:	<i>Roy Remus</i>
Vice President:	<i>Vacant</i>
Treasurer:	<i>Greg Pada</i>
Secretary:	<i>Carol Foster</i>
Landscaping:	<i>Debra Wong /Shirley Sharp</i>
Social/Comm.:	<i>Pat Bednar</i>
Special Projects:	<i>David Sandbrand</i>
Special Projects:	<i>George Mylonas</i>

Roy Remus, President

Contact Us

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Website: www.wscr.ca >>Residents Assoc >> West Springs Farm



Spring 2008 Landscaping Update

It is looking and feeling more like spring every day. We've been busy planning for the maintenance and plants in the beds along Old Banff Coach Road and West Springs Gate.

We know that there has not been a lot of success in getting the beds to look great to date. The perennials that were planted a few years ago were snow-plowed one winter and as a result we lost about one-third of the plants. The next year, our watering system was not working at the time of planting so the poor things died.

It's our plan this year to have our beds looking like Springside's and better. The annuals we have chosen will be showy and hardy enough to survive the harsh conditions on the boulevard. It will be a mass planting that will make a real impact.

Our landscaping company is Element and they will be in charge of maintaining the beds and cutting the grass on the boulevards and islands. The boulevards are really the responsibility of the homeowners, but to maintain an even look the WSFHOA will look after them. This year, we will be cleaning up the back alley behind West Springs Way and the end of the lane that looks onto Old Banff Coach Road.

We would ask that no one place signs for their garage sales on the island or boulevards as we have an irrigation system in place that could be damaged. If this happens, it costs us a lot of money to fix and the plants suffer. Our community is one of the few in the City to have a watering system.

It is our hope that everyone will take pride in the appearance of their yards and lawns to make our community as great as it can be. Check out our Gardening tips below for spring planting ideas.

If anyone has some thoughts or ideas as to what they would like to see, please e-mail the association.

Thanks and I hope that everyone will be pleased at how great the flower beds will look this year.

Gardening Tips

NOW is a good time to consider and start the planning of a front flower bed. Smaller shrubs, shade perennials, ornamental grasses, dwarfed spruces and pines grow well in our soil and need very little care. You will need to add soil, it should be a Woodland mix of 50% compost, 40% loam, 10% sand (Ornamental Garden Supplies) - expensive but the best!

Make sure you raise the bed instead of digging down and know the slope of your front yard for drainage. Ensure you read the label and plant accordingly. Here is a list given to me by well-known garden guru, Donna Blazer, who writes for the Herald:

Shrubs - White 3-Lobed Spirea, Goldmound Spirea, Sibirica Dogwood, Dwarf Blue Leaf Artic Willow.

Ornamental Grasses - Karl Foster, Sudan Grass, Copper Wheat, Golden Foxtail Millet.

Shade Perennials - Hosta Patriot, Hosta Francis William, Hosta Honey Bell, Bergenia Sunningdale Red and Heartleaf Purple

Dwarfed spruces and pines - Dwarf Norway Spruce, Dwarf Mugo Pine, Globe Blue Spruce, Junipers

Have fun and let's make our neighbourhood beautiful!

Black Knot

Please check to see if any of your trees have Black Knot.

The Schubert Chokecherry trees lining the Gate and along Old Banff Coach Road had a serious problem with "Black Knot" or *Apiosporina morbosa*. It is an airborne and highly contagious fungus that can appear as a growing, fuzzy, tar-like lump on the trunk and branches of most domestic fruit trees.

The most reliable remedy is to remove the affected branch or trunk a minimum of 6" (15cm) below the Black Knot when the tree is dormant (November - March). This may have to be repeated if the fungus is very stubborn.

We are pleased to report that the City Parks and our hired landscapers have pruned all the Black Knot from our WSF trees but there are a few Homeowner trees that are affected. Please inspect all your decorative fruit trees soon and contact an arborist to remove Black Knot from your trees prior to spring to prevent spreading.

Thanks for helping to control the spread of this devastating disease.

Maintenance and Enhancements

West Springs Way back alley

The Association will contract the control of weeds and grass on the fence-side of the alley behind West Springs Way offsetting the fire hall. Please ensure no unsightly, unsafe yard or auto waste is left in this area so that you may benefit from this service provided by the Association.

West Springs Gate terrace wall repair

Although owners are responsible for all maintenance on their property, Landstar has kindly offered to reattach rocks that have previously fallen off. Joe Case will be available July 02 to reattach rocks on the terrace wall. **Please assist with this effort by leaving the rocks on your porch on this day.**

In the future, these repairs are the responsibility of the individual owners. Repairing stones which have fallen from their original location is easier then you might think.

Before you start, there are three things that you are going to need. A warm 24 hour period, masonry grade adhesive and a rag. A warm, dry day is essential. It takes at least 24 hours for the adhesive to fully set, so a night where the temperature does not drop below 5 degrees would be ideal as well. A masonry grade adhesive, such as PL400, can be found at any hardware store and costs less then \$3.50 for a 300mL tube.

Liberaly apply the adhesive to the stone and stick to the desired location on the wall. Apply pressure for 2 to 3 minutes while wiping any excess adhesive away from the seam with the rag. If the stone fails to stick on the initial attempt, wipe the surface clean with the rag, apply more adhesive, and apply pressure for a longer period of time as necessary.

FAC

Our developer, Landstar, continues to work on getting the City's Final Acceptance Certificate on the last enhanced area— south side & median of Old Banff Coach Road from West Springs Gate to 73 St.

The Missing Tree?

Some of you may have asked why one tree is missing from the median on WS Gate between WS Road and WS Way. That is where the underground 138KV power line crosses the Gate so no tree can be planted there.



Irrigation Problems

*Remember, if you spot an urgent irrigation leak or problem please stop one of us or contact our landscape contractor, Element Landscape at 690-3545 or 542-3545. DO NOT call the City - they will shut off the water supply and the plants will suffer.

Social Activities

Community Garage Sale

A community garage sale will be held on Saturday, June 7, 2008 from 8am to 4pm. There will be signage put up on Old Banff Coach Road for the week prior to this date so that our neighboring communities are aware of this event. This is the time to dust off and recycle all those items that you are no longer using that are still in good condition. This is also a good way to meet your neighbors. If you can't spare the time to participate for the entire day, consider sharing the task with a neighbor and share the shift for a portion of the day.

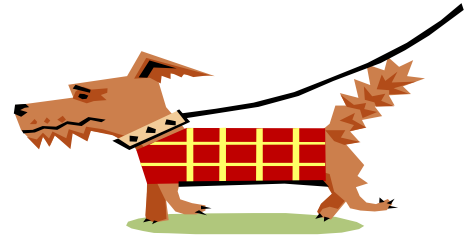
Get Involved

If you would like to see the homeowners association host a specific event in our community, then get involved and volunteer to organize the event. The more volunteers from the community to organize specific events, the more events we can host. Hosting an event doesn't mean you do it all yourself, the board is always there to help out when we can. All event submissions will be reviewed by the board for approval of monetary expenditures.

Good Neighbour Bylaws

Pets

Calgary's Pet Bylaw 23M2006 greatly restricts where you can take your dog. Dogs are not allowed in school grounds, playgrounds, and sports fields (ball diamond/ soccer fields). This litter can cause health issues for those who use these spaces so - **PLEASE PICK UP AFTER YOUR DOG.**



Our community does not have any off leash areas; therefore your dog must always be on a leash when allowed to leave your property. Cats cannot run at large in Calgary. This means that a cat is not allowed on any property other than that of its owner. Those owners who fail to follow the law simple force others to call Bylaws and you could be facing one or more penalty charges.

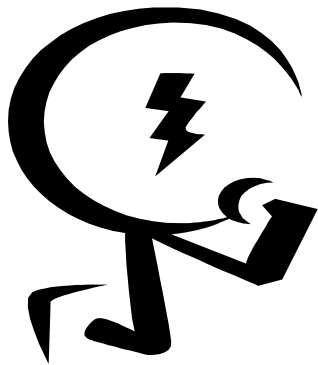
Parking

City Bylaws 26M96 & 2P80 cover the rules on parking commercial vehicles; RV's and trailers on public and private property. If you are unsure, please review the bylaws before creating a nuisance or unsafe con-



Satellite Dishes

City Bylaw 2P80 governs the placement of satellite dishes on residential properties. According to the bylaw:



- A satellite dish antenna must be located in a rear yard or side yard that does not abut a street and no part of the antenna may be higher than three meters above ground level.
- An alternate location may be approved if the above conditions cannot be met or where it can be shown that the conditions will prevent adequate signal strength. This must be demonstrated to a city Development Officer.

A Development Permit **WILL** be required for a satellite dish antenna one meter or greater in diameter in another location or where any of the above conditions are **NOT** met.

For more information on any city bylaws go to www.calgary.ca and follow the links:

City Hall > Municipal Government > bylaws

Green Your Scene

Dump the Junk Campaign

The Clean Calgary Association has launched a program where you can reduce the amount of pesky junk mail that you receive. According to their site "...taking a couple minutes to fill in a few boxes and to write an e-mail will put the brakes on the 450 pieces of junk that are destined for your mail box this year". Even people who receive mail at community mailboxes can stop junk mail being delivered by simply posting a "No Junk Mail" notice on the inside of their receptacle. This is method is endorsed by Canada Post. For more information visit the Clean Calgary website: www.cleancalgary.org

Electronics Recycling

eWaste has become the fastest growing type of waste in our landfill sites with volumes growing at a rate of 3-5% annually. Did you know that you can drop off old TV's, computers, cell phones, and more at Staples and Currie Barracks recycling locations?