



SPRING 2009 NEWSLETTER

Hello all! Your Home-Owners Association volunteers would like to give you a very brief update on the goings on in West Springs and welcome your involvement in any way you can help!

2008/11/09 WSFHOA AGM

Elected as Directors for the 2009 calendar year:

President – R. Remus	Secretary – S. Jalving
Vice President – G. Pada*	Social/Communications – (open)
Treasurer – E. Chary*	Special Projects – D. Wong
Landscaping – S. Sharp	Irrigation & Hard Assets – R. Remus
Auditors – K. Sharp & D. Burns	

* On June 1/09 E. Chary replaced G. Pada as Treasurer, G. Pada became Vice President.

Attending were 14 home-owners, supported by 68 Vote Proxies to make quorum. We discussed our 2008 budget of \$28k, about \$36k in outstanding fees at that time, major landscaping plans, increasing internet communication w/ a new website, another community-wide garage sale, area and community developments. Copies of the AGM Minutes are available to Home-Owners on request via email to wsfhoa@msn.com.

2009 ASSOCIATION DUES INVOICES

Your 2009 Home-Owner dues invoice is attached for your payment by July 31.

Kindly address cheques to WSFHOA and mail to the letterhead address. Your cancelled cheque is your receipt. Association dues are calculated on a calendar year basis, Jan 1 through Dec 31, 2009 and include outstanding amounts for past years with interest at prime + 3% APR. We encourage you to review the Association’s Encumbrance and By-Law documents you will find attached to your home title for more information.

Note that past-Directors proposed a successful AGM motion to seek legal help to collect \$30k in currently outstanding dues, unpaid either intentionally or unintentionally, from a minority of Home-Owners in order to maintain our viability and prevent a general increase in dues during these tough economic times. All collection costs will be borne by the Home-Owner in default. (Sorry for the harsh note).

VANDALISM (incl GRAFFITI), DOGS

We repaired a fair bit of vandalism to Association and Home-Owner property this spring. If you see anyone damaging property using spray-paint, kicking fences down, kicking retaining blocks off, smashing bottles, littering or other dastardly acts and you do not feel safe in confronting the vandals please contact the appropriate agency:

Graffiti, most vandalism, uncontrolled dogs: City of Calgary (311), Calgary Police non-emergency (403-266-1234) or CrimeStoppers (1-800-222-8477)
Damage to post boxes: Canada Post (1-866-607-6301)
Damage to Transit shelters & benches: Calgary Transit (403-262-1000)
Emergency: Calgary Police emergency (911)
Irrigation leaks, vandalism: talk to a WSFHOA Director or Tim (403-467-9194)

LANDSCAPING

With the assistance of a professional gardener, Kate of Passionate Gardener, we've made a big decision to go to different perennials this year that are better adapted to our smallish flower and feature beds. After a delay in getting the irrigation leaks repaired and fired up, all existing beds have been redone with new soil and mulch, the new perennials and annuals have been planted, and we are adding beauty and color to our community! We are also working on a feature bed at the SE corner of 73 St. & OBCR to brighten that entrance to our community.

HARD ASSETS

The OBCR rail fence repairs from unprecedented vandalism have been essentially completed as you read this. The fancy entrance signs and a portion of our sound fence got a minor recoating due to some nasty graffiti. Winter-damaged sprinkler heads have been replaced and additional irrigation system isolation valves were installed to reduce future disruptions. *If you see a sprinkler leak, call one of the Directors or our irrigation contractor at 403-467-9194 (Tim).

WS Gate RETAINING WALL

Our developer, Landstar, provided a workman in 2008 to re-attach all available smaller rocks that have fallen off due to weather. They will provide a contact to quote on and handle more complex repairs and that will be passed on to affected Home-Owners.

ACTIVITIES & GROWTH

E-Cycling: Staples in West Hills or check with the WSCR Community Association.

Garage sale: news to come...

2nd annual Family Day party: tentatively planned, news to come (hopefully, if anyone wants to head this up please call!)

Transport (Ring road): www.westcrr.ca & expect delays on 2015 completion date!

Transport (OBCR north lanes): depends on developer on North side.

Transport (LRT West leg): www.westlrt.ca has the info.

WSFHOA Website: in progress at www.westspringsfarm.com.

CURRENT FLAGGED ISSUES

Dangerous & rude driving on WS Gate & WS Way...may lead to speed bumps.

Parking regularly in front of neighbors, blocking post boxes...please don't!

And,... do consider getting involved w/ Safer Communities And Neighborhoods (SCAN) at www.alberta-scanact.com, BlockWatch & CrimeStoppers to make our community ours and head-off any of our kids' paths to vandalism & crime.

Your Directors hope you and your family enjoy a wonderful summer.

....That's It For Now!

- WEST SPRINGS FARM HOME OWNERS ASSOCIATION -
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