



## SPRING 2010 NEWSLETTER

Hi! Your Home-Owners Association volunteers would like to give you a very brief update on the goings-on in West Springs Farm. Call us and get involved in any way you can!

### 2009/12/02 WSFHOA AGM

Twenty-one Home Owners attended, supported by 86 Vote Proxies to make our 10% quorum – our largest attendance since 2005! We discussed our 2009 accomplishments, including a rebuild of all flower beds and our new signage on 73St, 2010's \$30k budget forecast, only \$15k in hand due to \$37k in unpaid fees, website plans, organizing a major social activity, and area developments. Copies of all AGM Minutes are available to Home-Owners on our newly completed website. Elected as Directors for the 2009 calendar year are:

President – R. Remus (incumbent)	Secretary – A. Sparrey
Vice President – M. Perkin	Social – S. Newman, A. Patel*
Treasurer – D. Vandegriffe	Special Projects – G. Hardy*, G. Mylonas, S. Vandegriffe, J. Winterdyk
Landscaping – P. Kirk (D. Wong supporting)	Auditors ('09YE) - S. Newman, A. Patel

\* Feb. 25/10: G. Hardy resigned due to relocation; S. Newman and A. Patel elected as Social Directors.

### COMMUNICATIONS

**Website** - it's [www.westspringsfarm.com](http://www.westspringsfarm.com) and it will serve as the main point of contact to us from realtors and legal staff. It also has a lot of info for Home Owners and the general public including the WSFHOA Bylaws, Encumbrance and Development Agreements. Your document access password is "wsf2010". Check it out!

**Voice-Mail** - in order to facilitate faster contact to Directors we now have a low cost Callcentric voice mail number for you to call at [403-668-1153](tel:403-668-1153). You can expect a response within 1-5 days from this service. Our letterhead email and post addresses remain valid and monitored.

### 2010 ASSOCIATION DUES INVOICES

**Your 2010 Home-Owner dues invoice is attached. Payment is due by May 31, 2010.** There are 2 ways to pay this year – post a cheque made out to WSFHOA at the letterhead address, or pay your \$100 annual fee on our website using PayPal (note – this tool is still being created at this time and may not be ready by May 31 so use the mail to be sure!).

Association dues are invoiced midyear (July in 2009) for the calendar year January 1 through December 31. Your invoice includes any unpaid amount for your home from past years, with interest at "RBC prime + 3%". Review the Encumbrance and By-Law documents attached to your home title (or on our website) for more information. Home Owners owing back dues received a lawyer's invoice in March and about 1/3 of those Owners have paid up so far - we thank them. The remaining 2/3 pose a challenge to our ability to keep fees at \$100/year. This initiative followed 2008 & 2009 AGM member motions to seek help from a legal firm to collect a growing amount of back-dues (\$37,000!) from a minority of Home-Owners in order to keep us in the black and prevent a large general increase in dues. Back-dues do get collected upon the sale of homes in accord with our registered encumbrance but we face 2010's \$30k in annual expenses with inadequate cash and no capital reserve.

### LANDSCAPING

The Passionate Gardener (Kate Kennedy) brought new life to our West Springs entryways and boulevards last summer with a beautiful display of colour and built a feature bed at the corner of 73 St. & OBCR to brighten that entrance to our community. So we hired her again this year for a repeat performance! You will find her Gardening Tips attached for all the avid and not-so-avid gardeners out there to follow!

### HARD ASSETS

Vandalism will be repaired and winter-damage to sprinkler heads and boxes will be fixed as required. **\*If you see a problem or a sprinkler leak, call our new voicemail at 403-668-1153, one of the Directors, or our irrigation contractor Tim at 403-467-9194. Do NOT call the City 311 number!**

### ACTIVITIES & GROWTH

**E-Cycling:** Drop off at Staples in West Hills or check with the WSCR Community Association.  
**Garage sale &/or 2<sup>nd</sup> annual Family Day party:** tentatively planned, news to come  
**Transport (Ring road):** [www.westcrr.ca](http://www.westcrr.ca)  
**Transport (LRT West leg):** [www.westlrt.ca](http://www.westlrt.ca) for info (that includes an animated route!)

### CURRENT ISSUES

**Overdue annual fees** – please look after any you owe, to prevent major fee increases for all!  
**Dangerous & unsafe driving** on WS Gate & WS Way...may lead to speed bumps or worse.  
**Junk mail** – call Depot 4 (974-2204) or put a “No Junk Mail” sticker inside your box.  
**Join Safer Communities And Neighborhoods (SCAN)** at [www.alberta-scanact.com](http://www.alberta-scanact.com),  
BlockWatch, CrimeStoppers and call 311 as needed to make our community ours.

### VANDALISM, GRAFFITI & BYLAW ISSUES

If you see anyone damaging property using spray-paint, kicking fences down, kicking retaining blocks off, smashing bottles, littering (including not picking up after dogs) and you do not feel safe confronting them please contact the appropriate agency:

<b>Graffiti, most vandalism, bylaws issues:</b> City of Calgary (311), Calgary Police Service non-emergency (403-266-1234) or CrimeStoppers (1-800-222-8477)
<b>Damage to post boxes:</b> Canada Post (1-866-607-6301)
<b>Damage to Transit shelters &amp; benches:</b> Calgary Transit (403-262-1000)
<b>Emergency (potential injury or major damage):</b> Calgary Police emergency (911)
<b>Irrigation leaks &amp; vandalism:</b> talk to a WSFHOA Director, call our voicemail at 403-668-1153 or our irrigation contractor Tim at 403-467-9194.

**Your Directors hope you and your family enjoy a wonderful summer and look forward to seeing you at our Annual General Meeting tentatively set for October 20, 2010 at the 85 St Co-Op.**

*The Passionate Gardener*  
*Kate Kennedy*

**Garden Directions from The Passionate Gardener**

**Early Spring:** In early spring (March-April), clean up the majority of the decayed plant material around the perennials and shrubs. The perennials will all have died back to the ground, but shrubs and trees will have dormant, but still living, wood on them. If you can't tell if something is a shrub or a perennial, cut a portion of one of the stems - if it looks dry or hollow inside, it is most likely a perennial. A shrub should have a green or tan heartwood inside the stem. Cut back perennial stems to about 10 inches long but leave some leaves or stems to protect the crowns of the perennials from late freezes. The shrubs and trees should be left alone, but leaves and winter mulch may be raked away from them. If pruning of the shrubs and trees is necessary, it can be done at this point. (Actually, anytime between November and the end of March.)

**Late spring:** Once most of the danger of frost is past in early May, the rest of the plant debris should be removed. Cut all perennial stems back to the ground at this point. Look for shrubs that have had winter die back and cut the dead branches back to an outward facing, living bud or leaf. Caution - many perennials are late to reappear, so don't assume they are dead until after June 15th. Shrubs and trees may also be late to leaf out, especially after their first winter.

**Summer:** See watering schedule. Tall perennials that are flopping over may be staked.

**Fall:** Your spring clean up is key, but a light clean-up can be done. See also watering schedule.

**Winter:** Shoveling snow? Put snow that is free of road salt & gravel on your gardens, where it will protect the plants from temperature extremes. The only time snow is a danger to plants is a heavy snow load on a tree, especially if we have a really late spring snow. The heavy snow should be knocked off the tree to prevent damage.

**Watering Schedule**

Trees – newer trees require watering while they become established. If it is a dry warm spring, they should be watered once a month in March, April and May. Once summer hits, water all trees deeply every two weeks, unless there was rain that week. In fall, try to do a late fall watering, just before freeze up.

Perennials and shrubs - only require watering while they are growing, but a late fall watering helps protect their roots over winter. In the heat of the summer, try to water every week or two. Infrequent, deep waterings teach the roots to dig deep for water.

**Fertilizer**

If you use high quality garden soil, no fertilizer should be required for 2-3 years. After this time, a quality organic fertilizer can be used, or a yearly spreading of a thin layer of compost. High Phosphorus (middle number) fertilizer is important, because it supports healthy root growth. High Nitrogen (first number) can be problematic because it supports a lot of lush green top growth, which may attract insects.

If you have more questions, phone The Passionate Gardener at 403-990-8240, or email at [thepassionategardener@hotmail.com](mailto:thepassionategardener@hotmail.com)