



Hello neighbours,

It's 2023, and we had our New Board in commission for almost a year.

Steve Hole, Curt Clement (Vice President), Eric Zhang (President), Len Intas (Treasurer), Nadine Stack (Secretary), Cynthia Reckhard (Finance Audit), Patty Ko (Legal Advisor). Thanks to **Sandy Pon (Past President)** for her assistance throughout the year.

Annual General Meeting – 2023

Our first virtual AGM was held on October 21, 2021. We had 23 households attend which broke our HOA AGM attendance record. So, we are planning to have a 2023 AGM in September, 2023 in the meeting room at the Riverbend Library. This 2023 AGM will address and vote on many issues such as safety, vandalism, roofing, fences, modernization of our architectural guidelines, snow removal and grass cutting suppliers.

HOA Fees - \$150 per year

One of the changes we approved, voted, and passed at our 2021 AGM is our new HOA fee. The fee has not been increased for the past 30 years in keeping up with costs and expenses. **The HOA fee is \$150 per year and is due July 31st. The fee will be \$200 for any homeowner who is late in payment.**

We have received many comments about the increased HOA fees and as a result we will discuss the HOA fees at this 2023 AGM. On June 24, 2023, HOA is intending to host a Good Neighbour BBQ from 1–3 pm at Farnell Close. RSVP.

The Plaque, Vandalism and Street Numbers

We have addressed this matter in past newsletters. The brick fences along Falconer Road are maintained by the HOA which includes the plaque and street characters on the brick fences. Many characters have been vandalized over the past few years. The HOA has replaced some and will now replace all brass characters with plastic ones.

Efflorescence

The HOA has noticed that Efflorescence has built up on our brick fences. HOA had ordered and completed pressure washing last year and will re-evaluate again in 2023 for a solution.

Your Email Address and Our Website

To keep you up to date, we need your email address. There could be Events and Notices you are missing out on. To get information on restrictive covenants, guidelines and notices, you can find them on TerwillegarHillEstates.com

2023 HOA FEE – INVOICE ATTACHED

HOA Fee is \$150 (till July 31st), \$200 after.

Payment Methods: Etransfer or Cheque.

1) E-transfer: terwillegarhill@gmail.com

If you need to set up secret question

a) answer is THEHOA

Please put your house address on message box

2) Cheque payable to:

Terwillegar Hill Estates HOA

Mail to: Terwillegar Hill Estates HOA,

C/O Treasurer, Len Intas

Box 21037, Edmonton AB

T6R 2V4 / or drop off: 120 Farnell Close.

Not sure how many years you owe? Please contact our Treasurer, Len Intas 780-437-7541 goexpos@shaw.ca

Any inquiries direct to:

Eric Zhang, President

zhang.hait@gmail.com

For all legal questions, we have the firm of **Bishop & McKenzie LLP** as our legal counsel and agent for Terwillegar Hill Estates to enforce any infraction and negligence on fees, arrears at the time of sale, and construction violations.