



T.H.E.H.O.A

www.terwillegarhillestates.com

Terwillegar Hill Estates Homeowners Association [2024 Newsletter]

Hello neighbours,

It's 2024 and we had our New Board in commission for the second year:

Steve Hole, Curt Clement (Vice President), Eric Zhang (President), Len Intas (Treasurer), Nadine Stack (Secretary), Cynthia Reckhard (Finance Audit) and Patty Ko (Legal Advisor).

We also have Nick Ingersoll engaged to lead THEOHA Compliance Committee.

Annual General Meeting – 2024

We held the first in person AGM after the pandemic at the Riverbend Library in Sept. 2023. This 2023 AGM addressed and discussed many issues such as safety, vandalism, roofing, fences, modernization of our architectural guidelines, snow removal and grass cutting suppliers. We will hold this year's AGM in the near future.

2024 HOA Fees - \$150

The HOA fee is \$150 this year and is due by July 31st. The fee will increase to \$200 for any homeowner who is late in payment. The 2024 fees remain the same as the 2023 fiscal year fees. On June 24, 2023, HOA hosted a Good Neighbour BBQ from 1–3 pm at Farnell Close. We are planning to host a similar event this summer as well.

The Plaque, Vandalism, Street Numbers and Fence Upkeep

All the necessary repairs have been completed.

As many Homeowners are planning to replace or renovate the roofing of their home, below are some items that you need to keep in mind:

Roofing Materials

Cedar shakes, clay tiles, metal or rubber shakes, equivalent or better are permitted. Definitely, no Asphalt shingles can be used.

The color must be earth tones, terracotta, grey or brown.

Solar panel installation and location on the roof must be consulted and approved by HOA.

Exterior Finish

Brick, stucco, stone, decor siding, double-four, or double-five vinyl subject to color approval. Horizontal siding only. California style stucco subject to color approval; must have detailed massing elements characteristic of California Homes. Maximum 2'0" concrete walls exposed above grade. Garage door painted or stained wood. For more information please visit HOA website Link below:
<https://www.terwillegarhillestates.com/contact-us/>

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**

2024 HOA FEE – INVOICE ATTACHED

2024 HOA Fee is \$150 (until 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 the 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: at 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.