



# T.H.E.H.O.A

www.terwillegarhillestates.com

## Terwillegar Hill Estates Home Owners Association [2025 Newsletter]

### PRESIDENT'S MESSAGE

As we welcome 2025, I'm pleased to highlight our community's progress and share exciting initiatives for the coming year. Your board has been working to enhance our neighbourhood's beauty, safety, and property values. In this newsletter, you'll find important updates about bylaws, upcoming projects, and events that bring us together.

### BOARD UPDATES

**New Board Members:** Welcome Nick Ingersoll as Vice President.

**Returning Officers:** Len Intas (Treasurer), Nadine Stack (Secretary), Cynthia Reckhard (Finance Audit), Patty Ko (Legal Advisor), Steve Hole (Director).

**2025 Annual General Meeting:** TBD @ Riverbend Library

**Email:** [terwillegarhill@gmail.com](mailto:terwillegarhill@gmail.com)

**Website:** [https:// www.terwillegarhillestates.com](https://www.terwillegarhillestates.com)

**Association Law Agent (Consel):** Field Law

### BYLAW SPOTLIGHT

#### Key Regulations to Remember:

Category	requirement
Roofing	Cedar shakes or clay tiles, metal, rubber shakes, equivalent or better. <b>No Asphalt shingles.</b> Color must be earth tones, terracotta, grey or brown. Solar panels installation and location on 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.
Fencing	<b>Fence paint: BEHR-MOUNTAIN SPRUCE</b> Perimeter and walkway wooden fences are the responsibilities of the Homeowners. The Brick fences along the boulevard is the responsibility of the HOA.
Member Fees	The Board shall be entitled to register against title to the Residential Property, or caveat with respect to any outstanding moneys owned to the Association.

### COMMUNITY IMPROVEMENTS

**The Brick fences:** Masonry repair and power washing. Thanks Sandy to coordinate with City of Edmonton to remove the painted graffiti.

**Outstanding Dues:** Thanks Nick and the fee compliance committee to bring our outstanding dues from \$5,100.00 to \$200.00 over a year.

### YOUR EMAIL ADDRESS AND OUR WEBSITE

Email us to keep you up to date, we need your email address. To get information on restrictive covenants, guidelines, and notices, you can find them on [TerwillegarHillEstates.com](http://TerwillegarHillEstates.com)

### UPCOMING EVENTS

Stay tuned. The Board is planning Summer Events

### FRIENDLY REMINDERS

#### 2025 HOA FEE – INVOICE ATTACHED HOA

**FEE IS \$150 (TILL JULY 31<sup>ST</sup>), \$200 AFTER.**

#### Payment Methods:

1) **E-transfer:** [terwillegarhill@gmail.com](mailto: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 to:** Terwillegar Hill Estates HOA

Terwillegar Hill Estates HOA,

C/O Treasurer, Len Intas, Box 21037, Edmonton AB

T6R 2V4 or drop it off at 120 Farnell Close.

**Not sure how many years you owe? Please contact our Treasurer, Len Intas 780-437-7541**

[goexpos@shaw.ca](mailto:goexpos@shaw.ca)

**Eric Zhang, President 780-818-8166**

[zhang.hait@gmail.com](mailto:zhang.hait@gmail.com)

For all legal questions, **we have** the firm of **Field Law 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.

**Best,  
T.H.E.H.O.A Board**