

The Hamptons South-East Homeowners Association

President's Report

May 11, 2017

Jason Murray

Ladies and Gentlemen, good evening and welcome to the 2017 Annual General Meeting of the Hamptons South-East Homeowners Association.

Please allow me to introduce the Current Volunteer Board of Directors.

Keith Spiller - Vice President

Michele Evans - Acting Treasurer

James Magilton - Board of Director

Lori Sorgi - Board of Director

Jason Murray - President

It has been a dynamic year for the Hamptons HOA Board this year.

Last year's President stepped aside from the Presidency to serve as a Board member at large after the 2016 AGM as he listed his house for sale and was moving his family to a different neighborhood in the Edmonton Area. We would like to Thank **Robyn Andrishak** for his many years of service in our community. In fact, I believe that Robyn was one of the original Board members at it's inception after it was handed over from the (Sherrick) the Developer. And if I know Robyn, he will probably be just as involved with his new neighborhood as he was here in the Hamptons. We wish him all the best.

Our Treasurer, **Jennifer Brownridge** also stepped down to pursue other activities as when she joined the Board, she already had a full plate. She is very involved with the Hamptons and Parkland Community and we still see here from time to time as she devotes many hours to many different causes in and around the community. We also would like to Thank Jennifer for here tireless and ongoing efforts in the community that help to make the Hamptons, the best Community in Edmonton to raise a family.

This Board has worked diligently to provide **augmented services** to the Community, while keeping the operating expenses as low as possible and HOA fees at the same level set when the HOA formed many years ago.

We have sourced a wonderful Landscape contractor in **Cutting Edge Landscaping**. This selection process was procured through an open Bid procedure and we are very pleased with their work to maintain and enhance our Community. They're very responsive to our requests for service. They provide timely updates with regard to their work in the area and provide beneficial suggestions as to how the Community can be maintained or upgraded while working within our budget allocations. We are somewhat handcuffed by City regulations regarding fertilizing and **weed control** but together with our Landscape Contractor, we try our best to maintain and enhance the vision put forth by the Developer (Sherrick) when this Neighborhood was built.

Our largest capital asset expenditure last year was the purchase of 50 new wooden **seasonal flower pots** that were placed around our community. In previous years, we purchased plastic pots from a local greenhouse but the issue we ran into was that the pots changed styles from year to year and if a pot was damaged or we wanted to add more, they would not be the same style.

This lead us to seek out the help of a local carpenter to supply new pots and if one of those was damaged or we wanted more, we would just have to ask and he could quickly reproduce them at a reasonable cost. As I speak, the pots are being filled with fresh flowers by Cutting Edge and you will see them placed in the neighborhood shortly.

Flower beds will again be attended to this year and dead or dying shrubs will be replaced on an as needed basis. Mulch replenishment will be ongoing and we fully expect to see Cutting Edge Landscaping in our neighborhood within a week or so to begin their annual spring cleanup of the garbage and debris that is left over from the winter.

Traffic lights and pedestrian crossing lights were added around 204 Street and Hemingway Road, near Bessie Nichols School.

This resulted in a disruption to the landscaping around these fixtures. Before the HOA takes it upon ourselves to rectify this, we will be requesting that the **City repair the landscaping** to its pre-construction state. Should this not happen in a timely fashion, the HOA will undertake this and foot the bill. We are just attempting to keep our costs down.

The Board noted that some felt that the HOA was not as visible an entity as we could be. This year, the Board voted to manufacture signs that will be visible around the projects we are currently working on.

For example, we have signs in production, that should be ready tomorrow, that we will be affixing to the flower pots stating that the flowers and pots are provided and maintained by the HOA and there will also be signs, much like elections signs posted in the areas that we have selected for fence painting for this year.

We will also be discussing the design, manufacture and installation of banner signs on the light standards on the center boulevard at the entrance to the Hamptons at the intersection of Hemingway Road and 199 Street.

This project is still in it's infancy but there are several hurdles that need to be navigated in order for us to install these on a City owned Fixture.

We will be doing this not only to provide a Welcome message to those entering our neighborhood, but we plan to have the HOA logo on them to further reinforce to the residents and visitors that they are entering a neighborhood that is cared for by all of us, collectively referred to as the HOA.

The Shingles that the developer specified in the Architectural Guidelines for the neighborhood are no longer available. They were discontinued as their lifespan didn't hold up due to the base being made of cardboard. Keith took it upon himself to search out the closest alternative to the original shingle, in both color and style and a letter was also sent out to registered homeowners specifying the replacement shingle, should anyone need a new roof already. This was a proactive step on the Board's behalf in order to prevent homeowners from deviating from the original Architectural Guidelines and installing a roofing material that is not approved by the Board.

Last but not least, the idea of pond fountains had been raised at the 2016 AGM. We were complemented on the installation of a fountain in the furthest North of the 3 ponds near Hemingway and 206 Street but the resident asked why it was installed so far from the core of our neighborhood. The majority of that pond is in fact in the Parkland Neighborhood. Only the South 1/4 of that pond is actually in the Hamptons neighborhood. We have asked our Electrical contractor to look into the possibility of installing a fountain in the South pond of the Three at 206 Street and a larger, more prominent fountain in the pond South of the lift Station at Hemingway and 199 Street.

Several factors will determine whether this project is feasible, these include the location of a power source, pond depth, inlet and outlet locations and City and Utility permits. I received an update from our Contractor and the good news is that

the ponds are of sufficient depth at Normal Water Level and the City of Edmonton Drainage has given an unofficial blessing for the installation. We are currently waiting to hear from EPCOR as to the closest source of power for the fountains and once this is provided, our Contractor can provide an accurate estimated cost for the material and labor to install and maintain these water features, for years to come.

The last item that I wanted to talk about was the collection of homeowners fees.

While the Hamptons South East Homeowners Association is one of the better HOA's in terms of residents paying in full, on time, there are some that still have yet to contribute their fair share.

In 2016, the current Board of Directors voted to begin to clean up the overdue HOA accounts. The avenue that we chose to go down was filing a caveat against the property owner on title in an attempt to secure outstanding payments.

While this initially is a costly endeavor, \$481 for the fee, we felt that it was unfair for those of us that pay every time, on time and a small few get away with paying nothing. Caveats were filed on some 52 Property Owners on title, whose total outstanding topped \$1000, including the Caveat fee. This included the mortgage holder, should the home not be owned outright. This seemed to work as I believe the majority of homeowners cleared up the arrears fees along with the caveat filing cost quickly. In some cases, the mortgage holder cleared up the fees and tacked the cost onto the mortgage payments.

Some have still not made an attempt to pay. It's not possible to transfer title of property with a caveat in place. So should the homeowner attempt to sell, the caveat will be dealt with prior to the property transaction, until this takes place, the account will continue to accrue interest and the Quarterly HOA fee arrears notices will be sent to the registered owners as reminders. We are using this experience in collection of arrears fees and also looking into the possibility of utilizing a collection agency for a more active approach in the near future. This is a topic of discussion for the next Board.

That about sums up the Presidents report, does anyone have any questions?