



OCTOBER 2019 UPDATE

The Board of Directors of the Cameron Heights HOA (CHHOA) want to take this opportunity to update members on recent changes and to provide better clarity on relevant topics.

Property Management

CHHOA has dismissed their property management firm due to lack of response and lack of knowledge in dealing with a HOA. As this was the second unsuccessful attempt at engaging a property management firm to manage the affairs of CHHOA, the Board made the decision to self-manage with the assistance of an experienced HOA manager.

The Board has hired Donna LaFleche, who has over 10 years experience managing homeowner's associations and understands the governance and regulations pertaining to HOA's. Donna will be the liaison between the membership and the Board. If you have any questions or concerns, please email Donna at chhoa.main@gmail.com. We anticipate a challenging transition from the property management company, so your patience is greatly appreciated.

Cameron Heights HOA (CHHOA) vs Cameron Heights Community League (CHCL)

Some clarity is required as to the roles of the CHHOA and the CHCL.

The principal objective of the CHHOA is to use the annual fees to maintain and enhance community assets and ensure the community appearance is kept to a high standard. Property owners in Cameron Heights (with the exception of Rivers Pointe and Clement Court subdivisions) automatically become a member of the CHHOA when they purchase their property, due to the caveat registered on title by the developer.

Membership is mandatory.

CHCL goals are to provide social, recreational and educational activities for their members. CHCL can apply for various municipal, provincial, and federal grants (CHHOA cannot) to augment their financial resources for delivering programming. ***Membership is voluntary.***

Communities that have both a HOA and a community league that work together become an effective entity that provides activities and amenities for the entire community.

Fences

There are several types of fencing located in Cameron Heights and there appears to be some confusion regarding who is responsible for repairs and maintenance.

Chain link, wrought iron, and wooden fences are the sole responsibility of the property owner to repair and maintain. Wooden fences must be erected according to the architectural guidelines.

Masonry fences – Article 2.1.2 of the caveat registered on title states that CHHOA is responsible to maintain/repair the side of the masonry fence facing a roadway or other lands, while the property owner shall remain liable and responsible for the maintenance of the other side of the masonry fence which faces the owners lot.

Landscaping and Centre Blvd Enhancement

CHHOA has been working diligently behind the scenes to ensure our community's appearance is kept to a high standard. This includes hiring an outside contractor, Seasonal Impact, to augment the City's grass maintenance service levels, by ensuring that the landscaping maintenance, including weeding of all beds and the Centre Blvd is done on a consistent basis.

CHHOA had been dealing with eight different City departments on rehabilitating the Centre Blvd only to find out that under the City's Standard Operating Procedures (SOP), the boulevard is considered high risk and CHHOA is not allowed to maintain or enhance this area (only City crews are allowed to work in this area). Replacement of alternate tree/plant material is a complex issue due to the current installation of rock, landscape fabric and shrubs, as well as some features of the current installation (white rock) which is no longer an acceptable material. Rehabilitation of the boulevard has been forwarded to a new City department which will develop an implementation plan likely with HOA financial consideration.

Annual Fees

The caveat registered on title allows CHHOA to collect annual fees and charge interest on overdue accounts. Moving forward, CHHOA will be more aggressive in collecting arrears in fairness to members who pay on time. All accounts that are in arrears will have a statement included in this mailing.

Year-End Financials

Copies of the 2018 year-end financials are available to members. Please email Donna at chhoa.main@gmail.com to receive your copy.

Emails

CHHOA is limiting direct mailings to twice per year; the annual invoice, and the AGM notification. If you would like to receive timely information and updates via email, please use one the following 3 options:

- Click on the link on our website cameronheightshoa.com;
- Use this link <https://forms.gle/XpJw9aKhKpjoewnSA>
- Email Donna at chhoa.main@gmail.com to have your email added to our list.

Cameron Heights HOA

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