
Terwillegar Gardens Homeowners Association

ANNUAL GENERAL MEETING

AGM Agenda

- Board of Directors
- Approve AGM Minutes
- TGHA Society & Responsibility
- Achievements 2012-2013
- Membership Dues & Benefits
- Financial Statement
- Proposed Budget & 3 Year Plan
- Board Member Elections
- Proposed Development Project
- Questions and Answers



TGHA Board of Directors

- President: Ray Tralnberg
- Vice President: David Hewitt (outgoing)
- Secretary: Cindy Berg
- Treasurer: Delene Bunce
- Director: Sandy Lau (outgoing)
- Director: Jean Kwiatkowski
- Director: Karen Wingnean (outgoing)



Approve

AGENDA AND MINUTES

TGHA is a Society

TGHA is a *Society* consisting of residents from the subdivisions of Terwillegar Greens and Gardens. Objectives include:

- Manage and operate the community functions
- Provide for, and arrange sharing of, the care and maintenance of grounds, landscaping and common facilities
- Manage and control fences, entranceways, landscaping features and other fixtures
- Coordinate and work with community leagues
- Facilitate and enforce the collection of fees, assessments, rent charges and other charges to provide for performance of duties and functions of the Society.



What Does the TGHA Do?



“What I do for my property,
TGHA does for the neighbourhood”

TGHA Responsibility



Maintenance

- Weekly mowing, fertilizing, pruning, watering, weeding and garbage removal three times per week
- Replacing mulch, rocks, sod, plants, shrubs and trees
- Seasonal activities, fence painting and repairs

Improvements

- Planting new trees, shrubs, flowers, and major landscaping
- Caring for unique features including the gazebo, orchard, dry pond area, stream and pond, fountains

Services

- Responding to homeowner concerns, communicating events
- Coordinating city and contracted services, raising bylaw issues
- Contributing to community projects, working with neighbouring communities, and building our community

City Responsibility

Maintenance – monthly

Improvements - focused

City Services - responsive

TGHA Property Manager works closely with the city while coordinating or overseeing maintenance services and improvements, responding to homeowner concerns, updating the website, collecting dues, banking/bookkeeping, and performing other tasks directed by the TGHA Board



Achievements 2012-2013

Phase I
Landscaping
completed with
Salisbury &
Millcreek

“this is my
favourite place to
just sit”



Achievements 2012-2013



TGHA Annual General Meeting - October 23, 2013

Landscaping Phase I completed:

- Tegler Gate entrance
- Tegler & Tory Road gazebo
- Tory Gate entrance
- Terwillegar boat launch area



Membership Dues & Benefits



Membership Dues

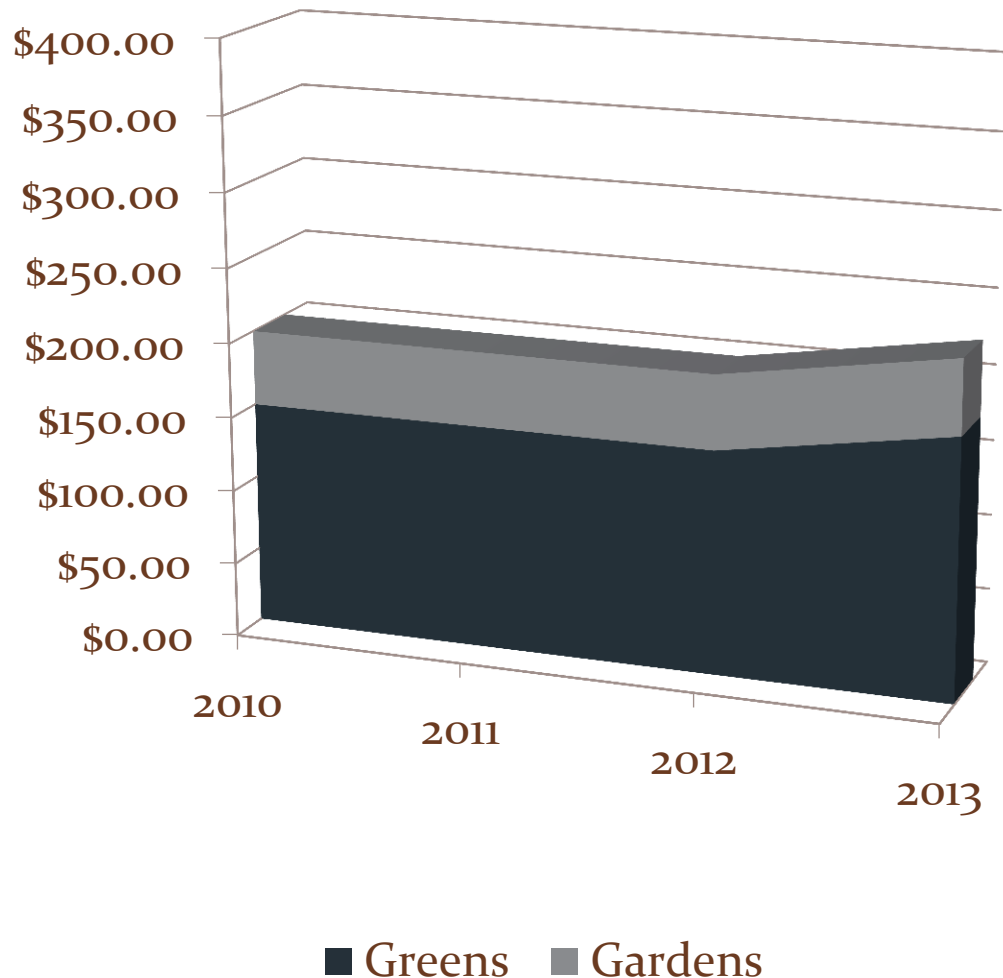
Operating as a *society*, TGHA collects annual dues from 517 homeowners:

- Taylor Green, Cove & Close
- Tegler Gate & Green
- Tory Road, Gate, View & Cres
- Todd Link, Court & Landing
- Thorogood Lane & Close
- Thompson Court & Place
- Devonshire Village

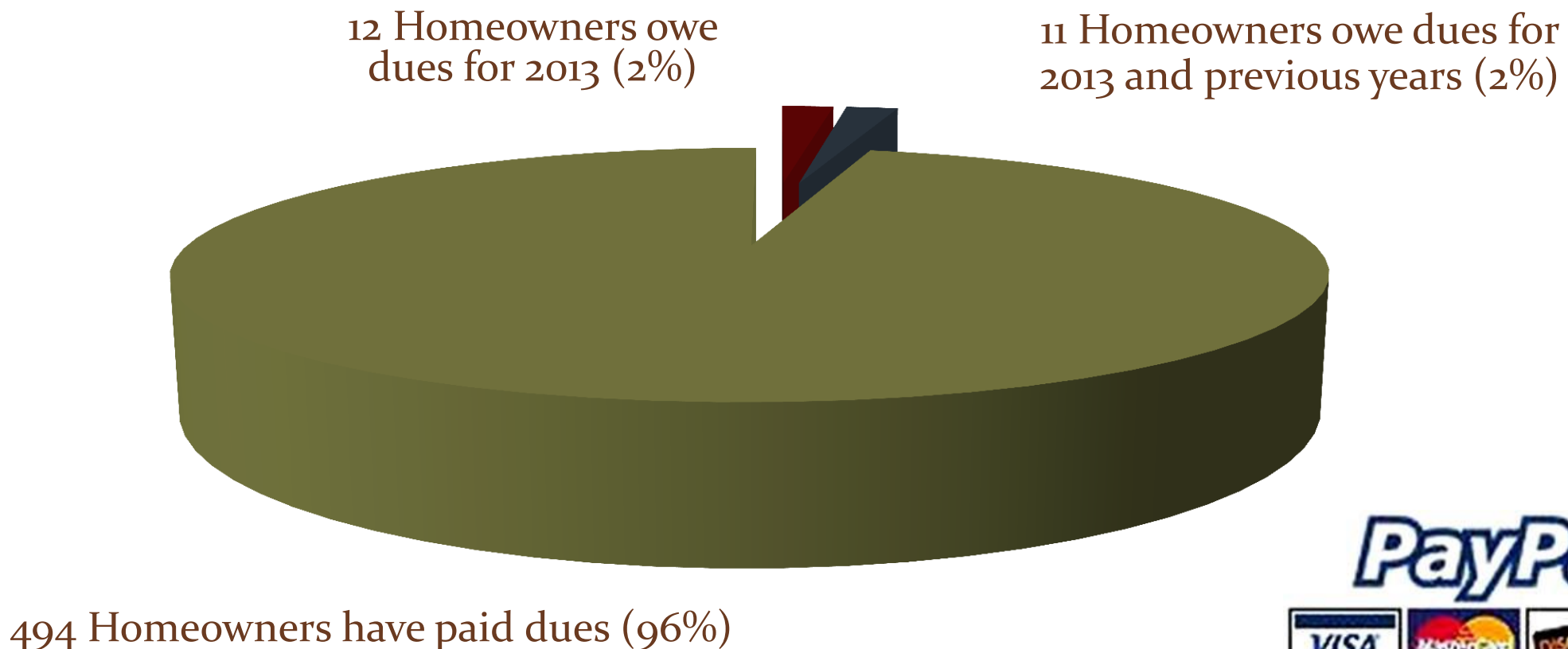


Membership Dues

- Terwillegar Greens homeowners pay \$175/year; Terwillegar Gardens homeowners pay \$225/year
- Dues were raised \$25 in March to meet the rising costs of materials and services in Edmonton
- Payment is mandatory. In extreme cases, nonpayment of dues may result in foreclosure



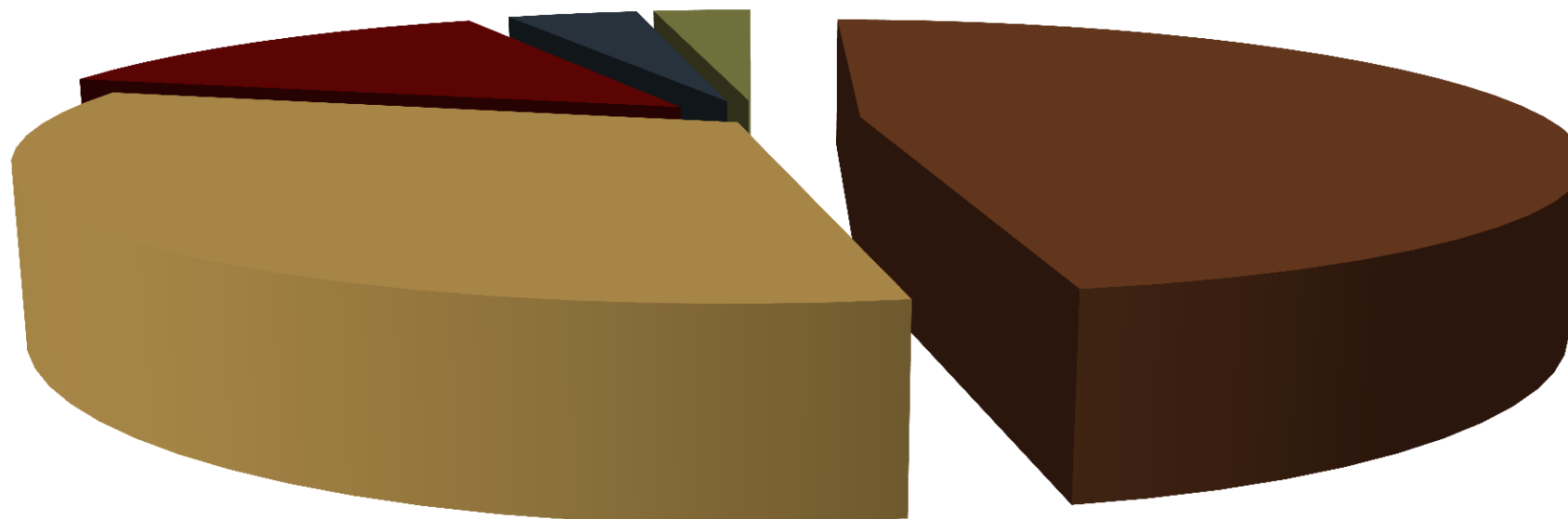
Homeowner Dues – Paid or Outstanding



Homeowner Dues – Outstanding

| | | |
|------------------------|------------------------------------|------------|
| TAYLOR COVE | | \$325 |
| TAYLOR COVE | | \$175 |
| TEGLER GATE | | \$225 |
| TEGLER GATE | | \$225 |
| TEGLER GREEN | | \$425 |
| TEGLER GREEN | 3 years outstanding; ACS exhausted | \$625 |
| TEGLER GREEN | | \$225 |
| THOMPSON COURT | | \$225 |
| THOMPSON PLACE | | \$425 |
| THOMPSON PLACE | | \$425 |
| THOMPSON PLACE | | \$225 |
| THOMPSON PLACE | 4 years outstanding; ACS exhausted | \$825 |
| THOROGOOD CLOSE | | \$225 |
| THOROGOOD LANE | 6 years outstanding; ACS exhausted | \$1065 |
| TODD LANDING | | \$225 |
| TODD LANDING | | \$425 |
| TODD LINK | | \$225 |
| TORY CRESCENT | | \$225 |
| TORY CRESCENT | | \$225 |
| TOWNE CENTER BOULEVARD | | \$325 |
| TOWNE CENTER BOULEVARD | | \$325 |
| TOWNE CENTER BOULEVARD | | \$175 |
| TOWNE CENTRE BOULEVARD | | \$295 |
| TOTAL OUTSTANDING | | \$8,085.00 |

Homeowner Dues – How are Dues Spent?



■ Maintenance 47% ■ Improvements 32% ■ Services 14% ■ Utilities 4% ■ Office 3%

Membership Benefits

- Homeowner association helps preserve property values in the neighbourhood
- Ensures we have a clean, safe, attractive neighbourhood with amenities such as the pond, stream, orchard, gardens and gazebo to enjoy
- Collectively gives us a stronger voice to request services or improve our neighbourhood

Financial Statement



Financial Statement - unaudited

| | | <u>As at Sept 19/12</u> | <u>As at Sep 19/13</u> |
|-------------------------------|--------------------------|-------------------------|------------------------|
| Assets | | | |
| | Bank | \$ 86,817.86 | \$ 46,341.35 |
| | GIC | 25,000.00 | 75,677.18 |
| | | <u>111,817.86</u> | <u>122,018.53</u> |
| | Accounts Receivable | 15,835.00 | 9,460.00 |
| Total Assets | | <u>\$ 127,652.86</u> | <u>\$ 131,478.53</u> |
| Current Liabilities | | | |
| | Delta Valley Landscaping | \$ 10,045.88 | \$ 9,177.00 |
| | Property Management | 2,233.34 | 1,666.66 |
| | Accountant | 150.00 | 200.00 |
| | Insurance | | 995.00 |
| | Magnet Signs | | 563.85 |
| | Trinity Web Hosting | | 210.00 |
| | UPS store | | 169.00 |
| | Epcor | 1,008.87 | |
| | Affinity Credit | 95.51 | |
| | | <u>13,533.60</u> | <u>12,981.51</u> |
| | Association surplus | 114,119.26 | 118,497.02 |
| Total liabilities and surplus | | <u>\$ 127,652.86</u> | <u>\$ 131,478.53</u> |

Financial Statement - unaudited

| | | | |
|----------|-------------------------|--------------------|--------------------|
| Revenues | | | |
| | Dues | \$ 160,423.15 | \$ 131,032.75 |
| | Interest, bank and GIC | 11.32 | 681.56 |
| | | <u>160,434.47</u> | <u>131,714.31</u> |
| Expenses | | | |
| | Landscaping | 32,258.73 | 43,540.18 |
| | Repairs and maintenance | 82,908.73 | 57,073.00 |
| | Property Manager | 18,333.33 | 14,595.88 |
| | Utilities | 7,189.88 | 5,957.51 |
| | Office | 4,254.28 | 3,248.14 |
| | Collection Fees | 4,907.23 | 873.00 |
| | Signs | 1,858.81 | 563.85 |
| | Insurance | 995.00 | 995.00 |
| | Contributions and gifts | | 79.99 |
| | Website | 315.00 | 210.00 |
| | AGM | 894.60 | |
| | Legal | - | |
| | Bank Fees | 151.93 | |
| | Acctg | 150.00 | 200.00 |
| | | <u>152,015.30</u> | <u>127,336.55</u> |
| NET | | <u>\$ 8,419.17</u> | <u>\$ 4,377.76</u> |

Proposed Budget & 3 Year Plan



Proposed Budget 2013-2014

| | 2014 Proposed | 2013 Actuals |
|--|---------------|--------------|
| Maintenance (includes mowing, fertilizing, garbage, tree/shrub/mulch replacements, handyman and fountain services) | \$65,000 | \$57,000 |
| Landscaping & Improvements (includes phased landscaping, annuals, trees, garbage cans, and major improvements) | \$45,000 | \$44,000 |
| Professional Services & Fees (includes property manager, legal, banking, accounting, collection, insurance and website services) | \$18,000 | \$17,000 |
| Utilities | \$7,000 | \$6,000 |
| Office | \$4,000 | \$3,000 |
| Donations | ? | \$0 |
| Total | \$139,000 | \$127,000 |

Contribute to Terwillegar Towne spray park?

3 Year Plan 2013-2015

Landscaping Phase I

- Completed June 2013
- \$45,000

Landscaping Phase II

- To be completed June 2014
- 40,000

Landscaping Phase III

- Primarily Original Landscaping Rehabilitation and Fence Painting
- 35,000



Board Member Elections



Board Membership

Board members are volunteers who share a passion for our community. They receive support from:

- Chartered Accountants
- Lawyers
- Contracted Service Providers
- Community Residents
- Property Manager



Board Members

President

- Presides at all meetings; general charge for administration, contracts, policies and activities

Secretary

- Custodian for most of the official records of the association; creates meeting records

Treasurer

- Custodian of the funds, securities and financial records; oversees banking and payment activities

Vice President

- Assumes responsibilities of the president when absent; addresses substantive issues and concerns; may chair subcommittees

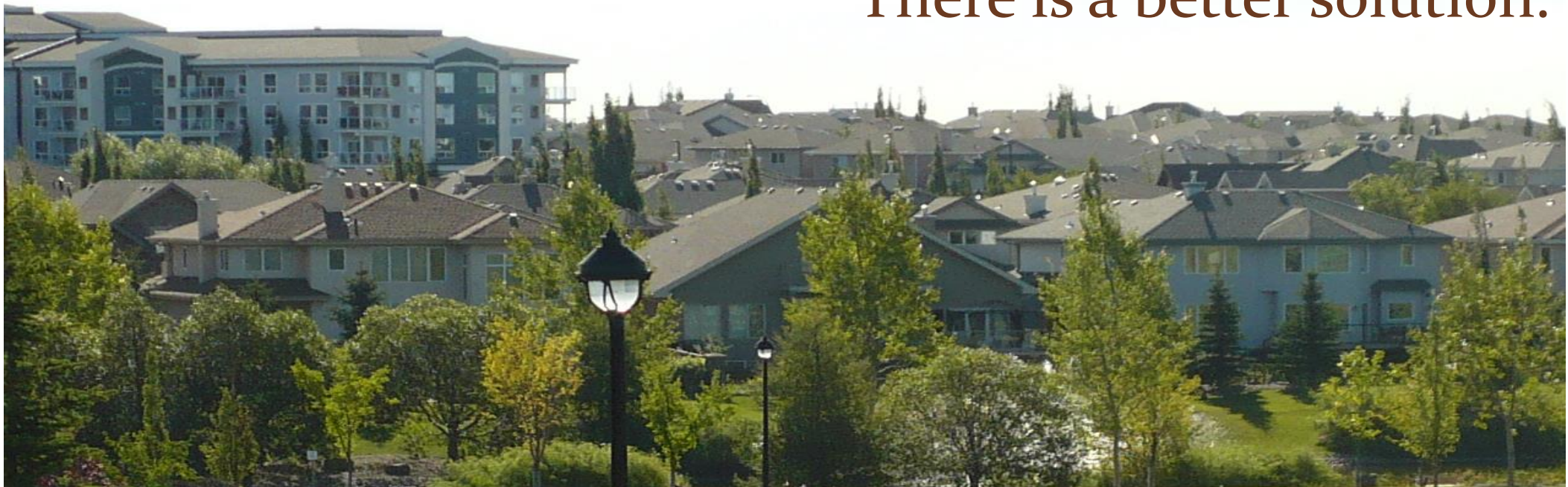
Directors

- Performs Board duties in the best interests of association members; may focus on major projects and improvements

Proposed Development Project



Homelessness affects everyone. We want to help. There is a better solution.



Proposed Development Project



Current Status

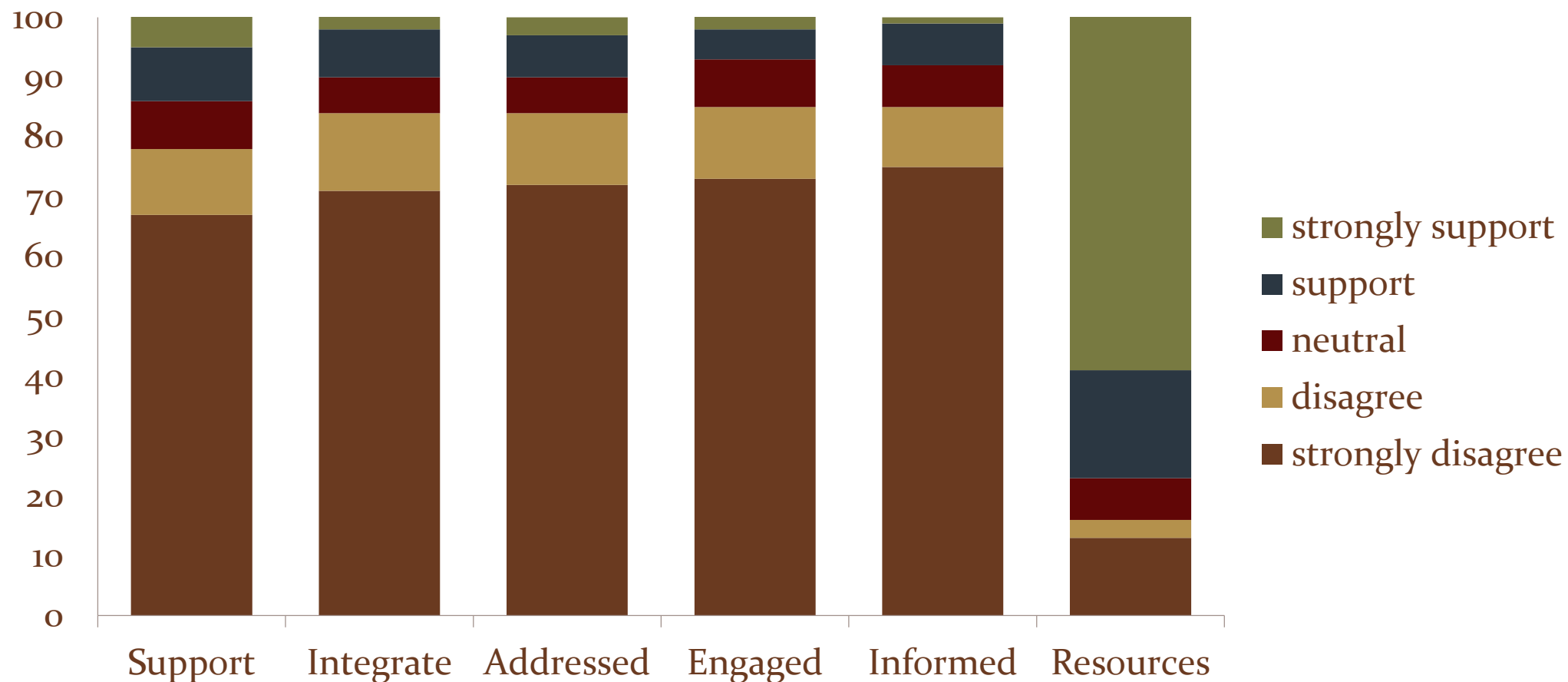
Meetings

Significant Participation

Next Steps

Information Resources

Proposed Development Project



Questions & Answers – TGHA.CA



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www.tgha.ca

www.facebook.com

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14032 – 23 Avenue #336

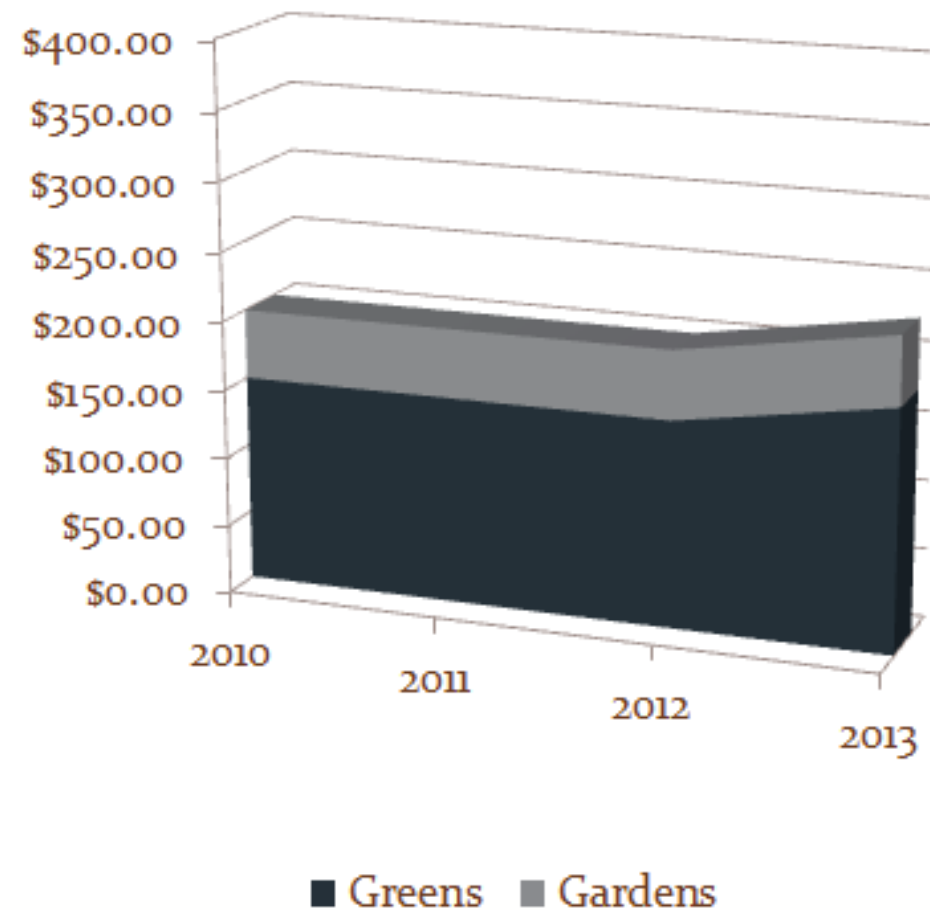
propertymanager@tgha.ca

Terwillegar
GARDENS

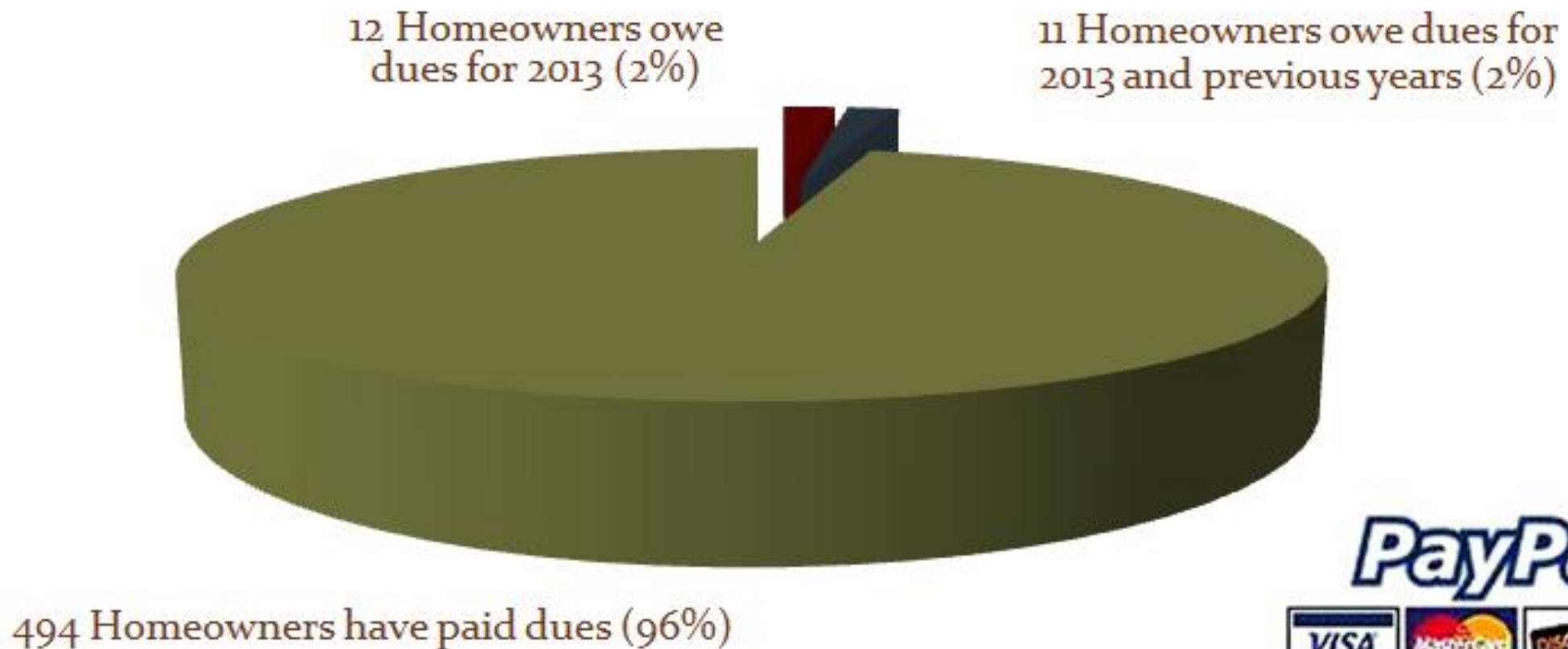
HOMEOWNERS ASSOCIATION

Membership Dues

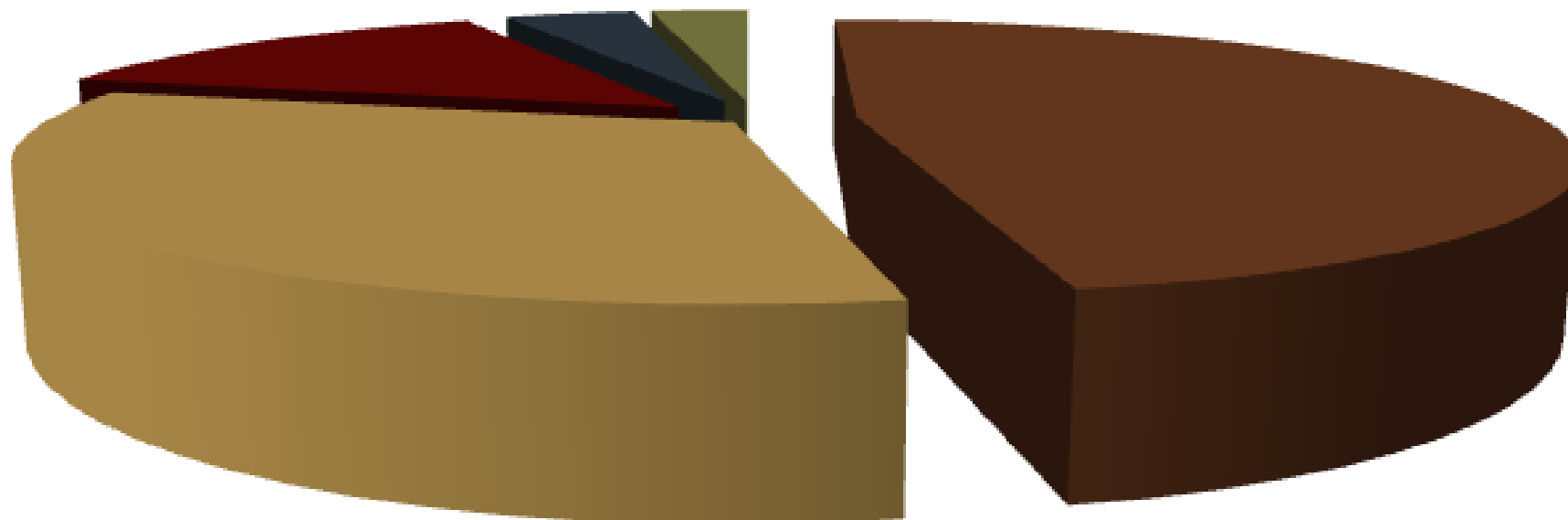
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