




# Annual General Meeting 2023



Terwillegar Gardens Homeowners Association (TGHA)  
Celebrating 20 Years!

## TGHA Board Members

- President: Ray Trainberg
- Vice-President: Sid Kuzmanovic
- Secretary: Julianna Haave
- Treasurer: David Miller
- Director: Jennifer Nemet
- Director: Mike Chapelsky



# TGHA Board

Board members are homeowners who live in our neighbourhood and volunteer to ensure it remains a great place to live





# Agenda

1. Agenda (vote)
2. Previous AGM Minutes (vote)
3. Responsibilities
4. Achievements
5. Financial Highlights (vote)
6. Budget (vote)
7. 3-Year Plan (vote)
8. Board Elections (vote)
9. Concerns and Questions
10. Contacts

Vote on AGM 2023 agenda

Vote on AGM 2022 minutes

# Neighbourhood

TGHA is a non-profit organization operating under the *Alberta Societies Act* and related bylaws. Those rules and our architectural guidelines are available on the TGHA.ca website.



# TGHA Responsibilities

The association consists of 517 households within Terwillegar Greens and Terwillegar Gardens.

Our vision is to be one of the most desirable places to live in Edmonton.

## TGHA:

- Improves and maintain common areas and features that are unique to our neighbourhood
- Advocates for members and helps homeowners address concerns associated with the City
- Administers resources and services, meets obligations, and invests dues back into our community
- Communicates with and connects members to their neighbours, information, events and resources

## Members:

- Gain a clean, safe, unique and attractive place we are proud to call our home
- Develop a strong, collective position from which to improve our community and City services
- Protect the value and investment we have made in our own private properties
- Contribute to and participate in our community and keep it a great place to live



# Celebrating 20 Years!

Looking back over these first 20 years...

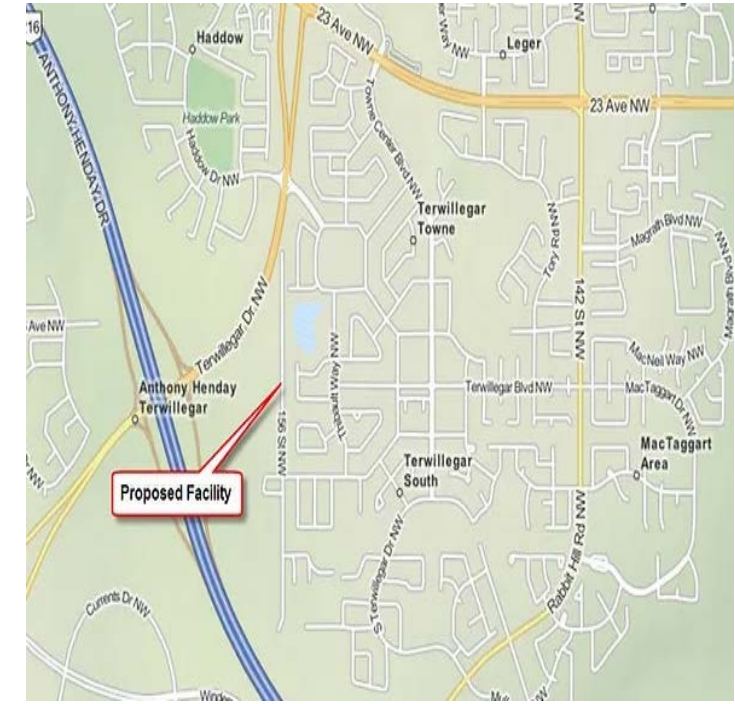




## 2002-2012

2002-2010: TGHA established; began to maintain gardens, fences, structures, landscaping and stream; replaced fountain.  
2011-2012: installed second fountain, community shelter, and 13 benches; and replaced 30 fruit trees in orchard.





# 2013-14

2013: completed Phase 1 of landscaping project; contributed to community spray park; represented homeowner interests regarding proposed facility.

2014: completed Phase 2 of landscaping project adding feature rocks, shrubs, trees and 400 annuals; and protected orchard trees.







**Before**



**After**



# 2015-2016

2015: repaired and repainted 12,850 linear feet of common wooden fencing; maintained 165 new trees planted by the City.

2016: completed Phase 3 of landscaping project refurbishing Taylor, Tegler, Tory entrances; continued to contribute to the community.





# 2017-2018

2017: held a summer kick-off event at gazebo with Telus; published a TGHA Guide for homeowners and shared it through an updated TGHA.ca website.

2018: completed a 10-year plan; repaired fountains and fixed electrical; refurbished entrances; and installed an aeration system to reduce algae build-up.







# 2019-2020

2019: refurbished common sidewalks; painted; hired horticulturalist; received traffic lights on Rabbit Hill Road.

2020: repaired fountains; installed dog litter bag dispensers and 10 large flower planters; worked with Master Gardeners; hired a new landscaping crew.





# 2021-2022

2021: painted wooden fences again on a 5/7-year cycle; fixed fountains; reminded motorists of new speed limits.

2022: planted 300 trees with City as part of the national project; held fun community event at gazebo; purchased signs; and removed 400lb rusted stream pump.





# 20 Years Later

Transitioning from a “build and maintain” phase to a “repair and replace” phase.







# Stream Pump

2023: upgraded electrical; installed, tested and turned on the new stream pump. The total cost of this project was \$18,000 for the new pump and electrical repairs. Based on previous experience, it is expected to last 20 years.





# City Rails

2023: worked with City of Edmonton, Epcor, and Councillor Tim Cartmell to remove rails erected immediately in front of pond benches that were intended to deter people from accidentally entering the storm pond. Other options are now being considered.





# Replacements

2023: replaced stone pillar on Todd Court; replaced stolen part of Terwillegar entrance sign; worked with Canada Post and MP Matt Jeneroux to replace broken post office boxes.







# Maintenance

2023: hired a new gardener; and worked closely with City service providers to reduce weeds, replace garbage cans, repair sidewalks and potholes, water new trees, and remind motorists to slow down.

It wasn't unusual to see Board members and homeowners pitching in!



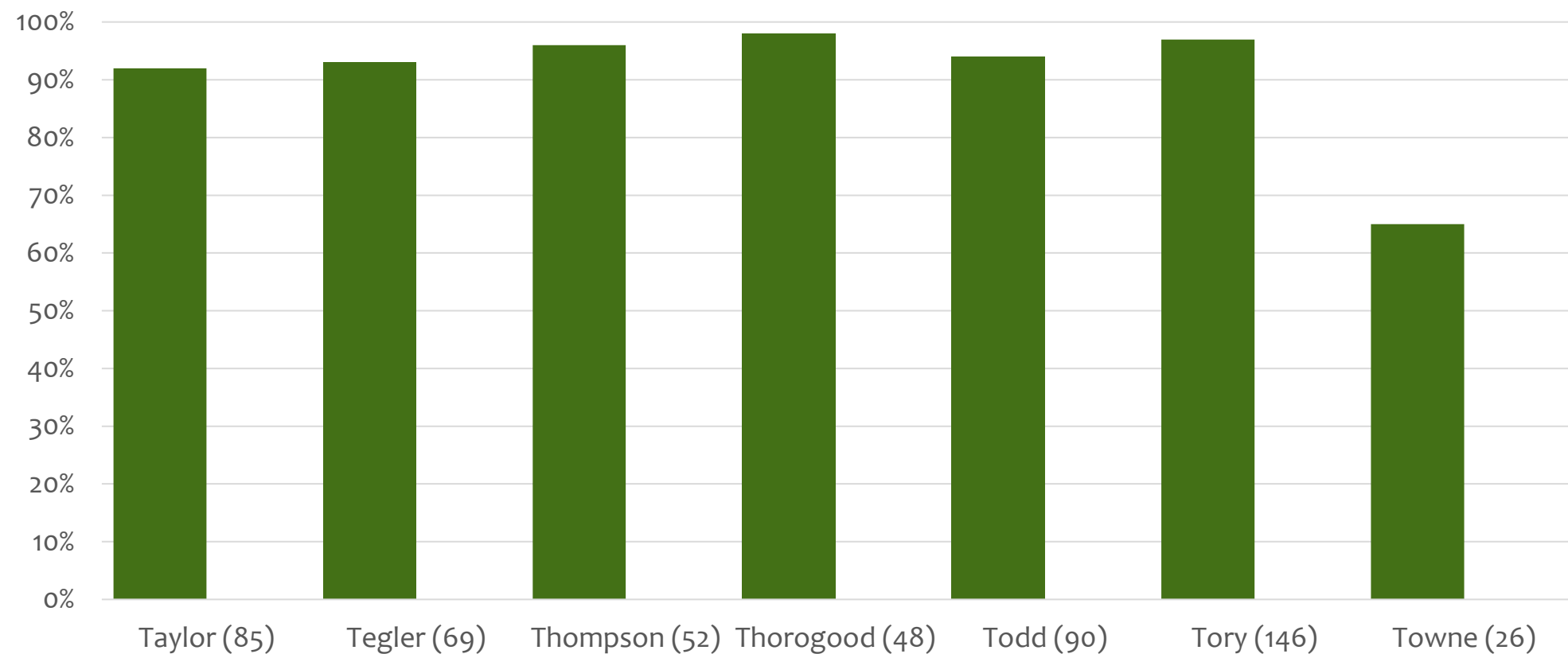
# Financials

Dues have not increased since 2013 despite significant inflation. TGHA has similar or lower dues than neighbouring communities.



# Membership Accounts

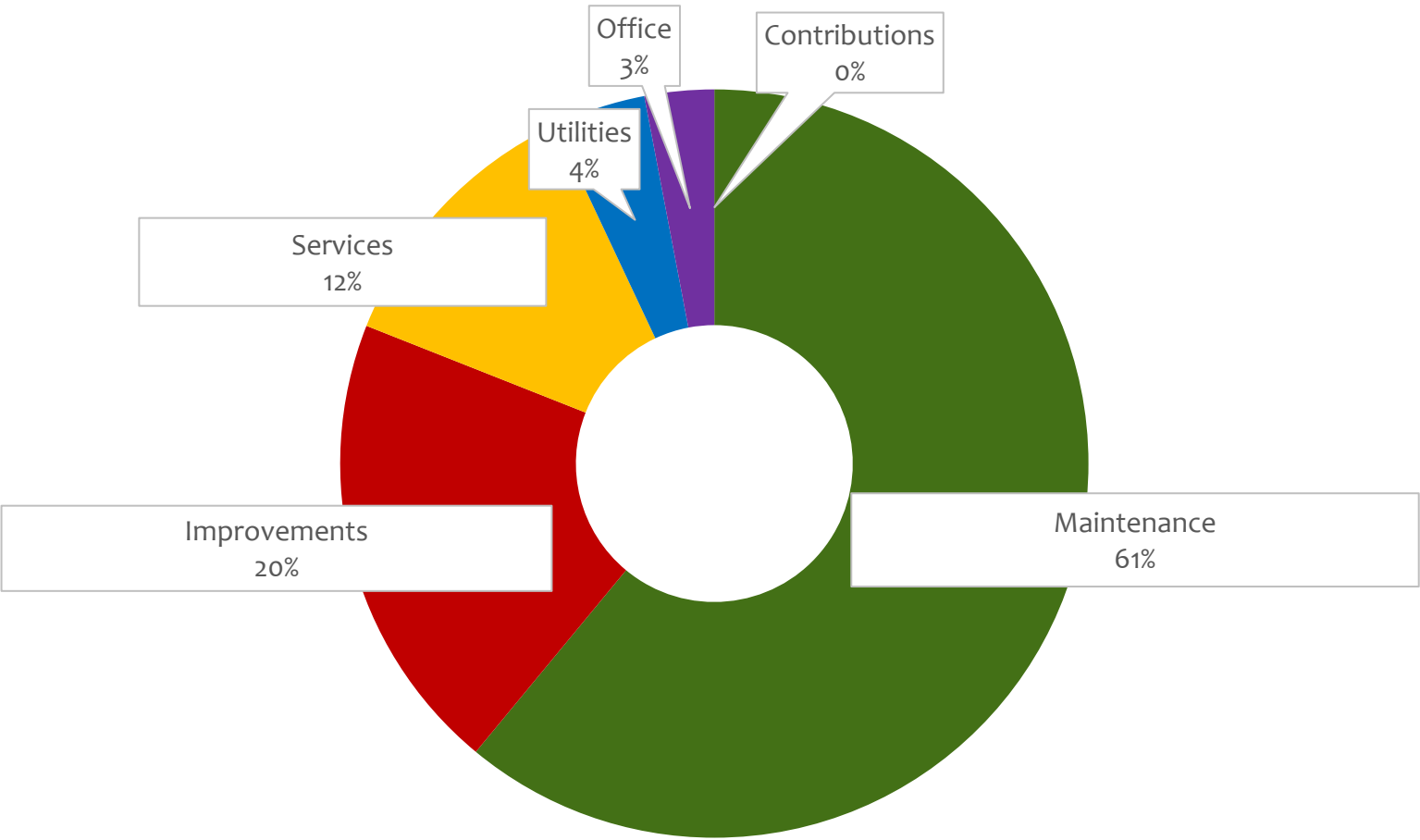
93% of members accounts are in good standing. 34 members owe approximately \$35,000. Payment of dues is mandatory. An annual compounding interest rate of 16% is applied to delinquent accounts. In extreme circumstances, non-payment of dues and interest may result in foreclosure proceedings.





# Financial Position

Please refer to the hand-out for a detailed analysis of our current financial position compiled by Vantage Accounting for August 31, 2023, fiscal year-end. Vote on the statement of financial position.



# TGHA Budget 2024

Our budget targets for 2023 were met. The new stream pump cost \$18,000 and this was partially off-set by lower utility costs when the stream was stopped. Proposed 2024 budget allows us to stay “in the black” but not build the reserve fund required for future painting. Vote on the proposed TGHA budget 2024.

Please email the TGHA Administrator at [Administrator@TGHA.ca](mailto:Administrator@TGHA.ca) to secure financial details.





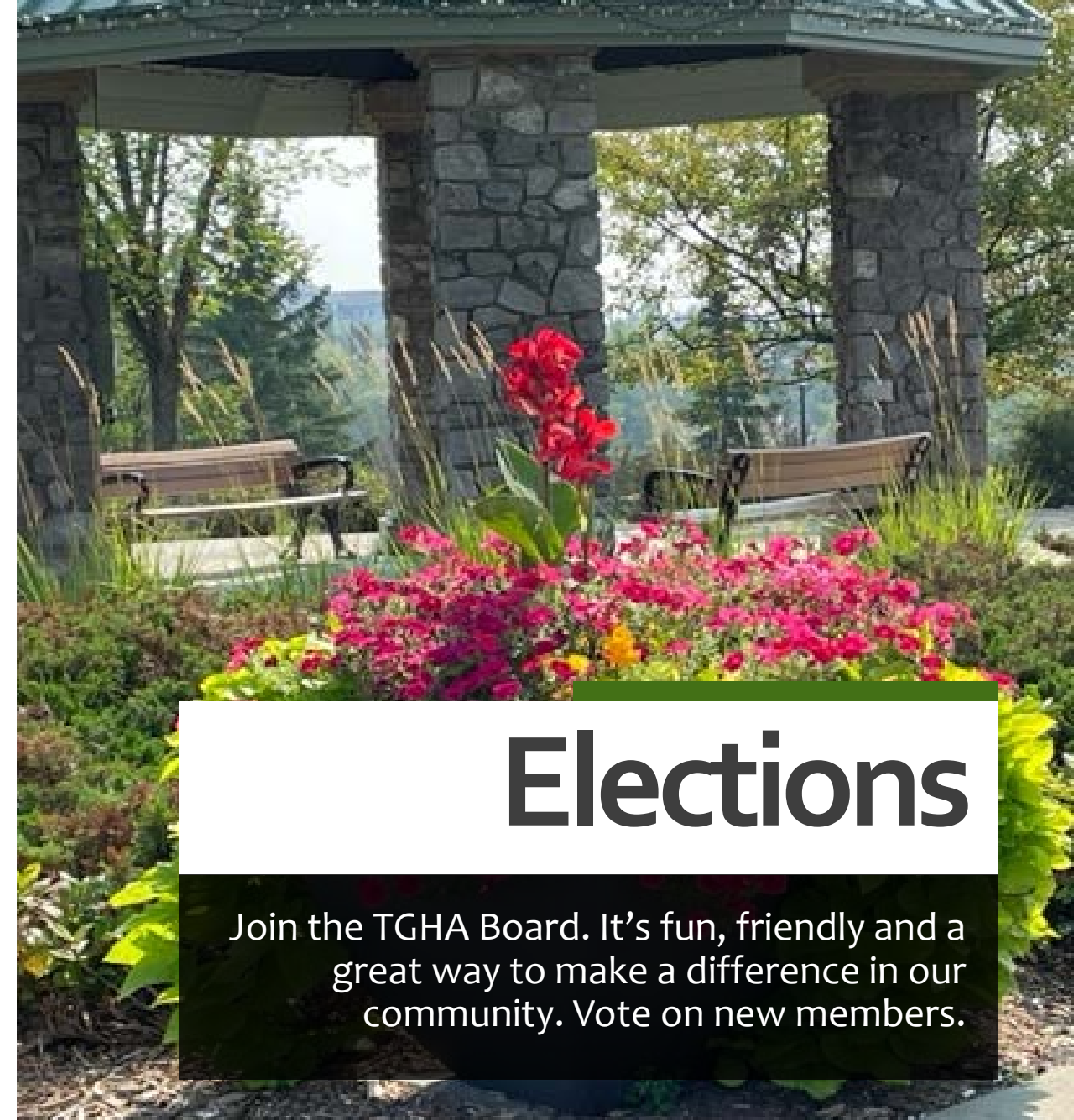
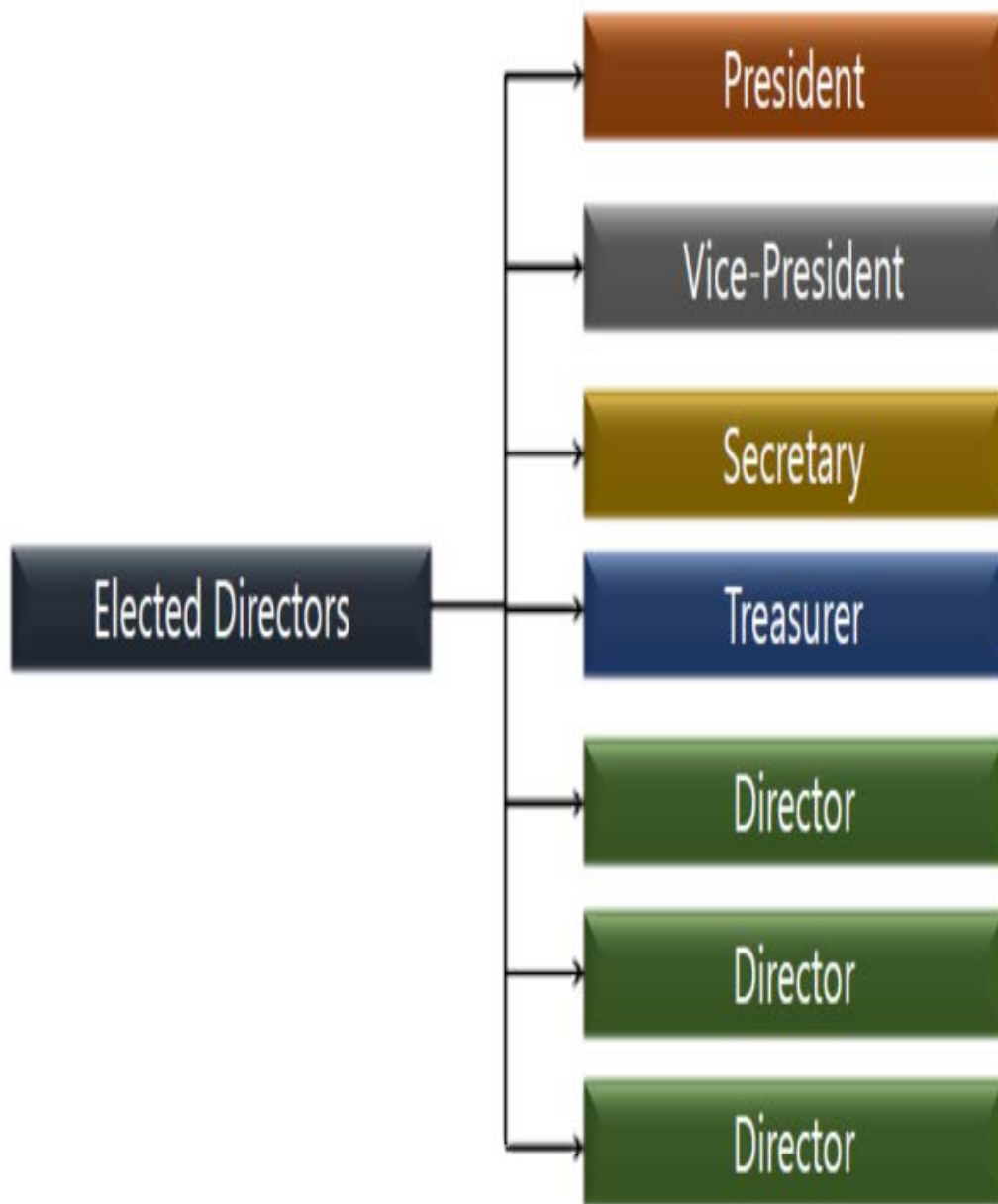
# 3-Year Plan

Vote on proposed 3-year plan

2024 Reserve Fund and Community Event  
(was Hanging Gardens)

2025 Reserve Fund for Fence Painting

2026 Reserve Fund and Community Event



# Elections

Join the TGHA Board. It's fun, friendly and a great way to make a difference in our community. Vote on new members.



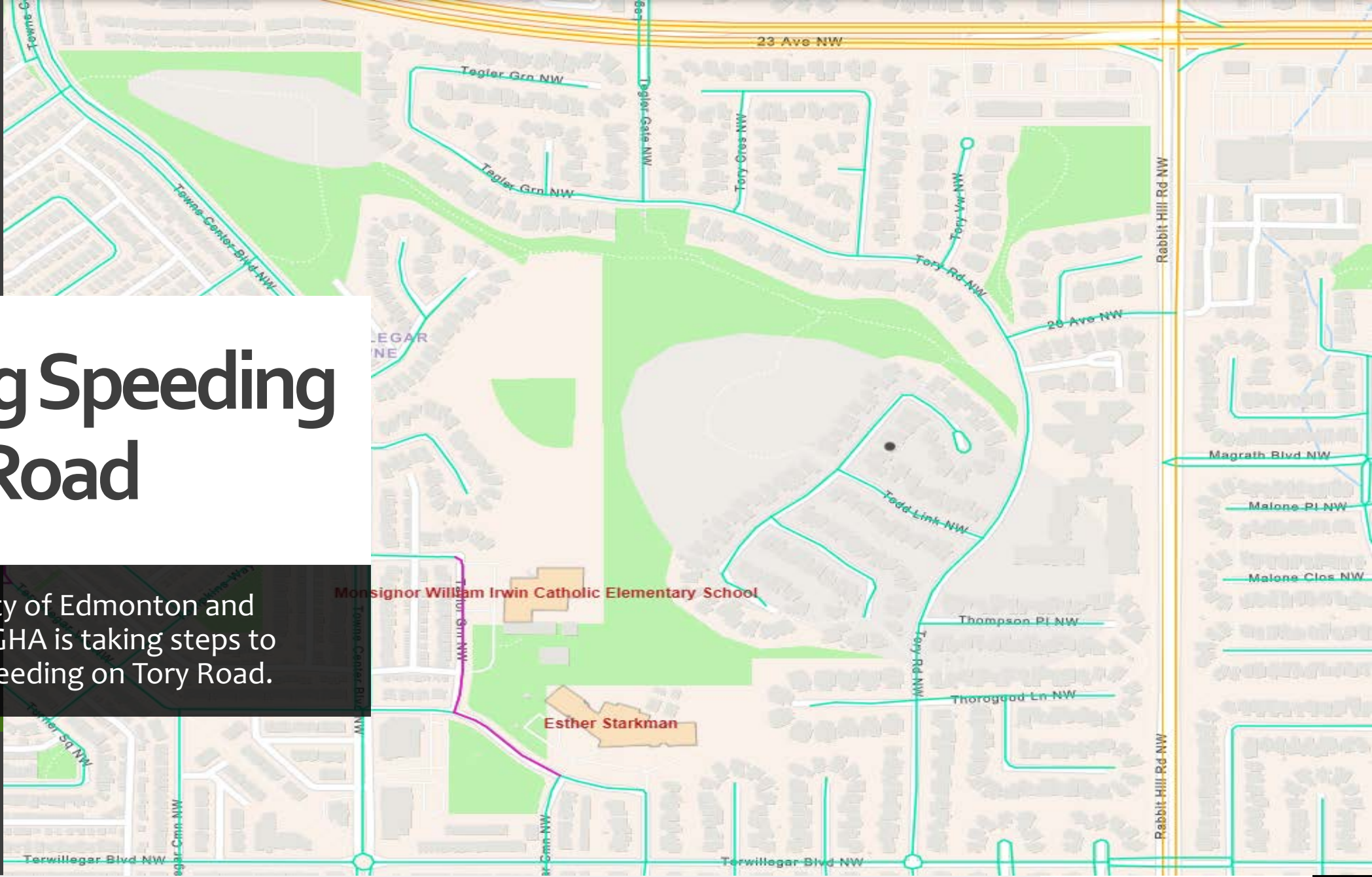


# Homeowner Concerns



# Reducing Speeding on Tory Road

Working with the City of Edmonton and  
Edmonton Police, TGHA is taking steps to  
reduce excessive speeding on Tory Road.







# Homeless Population

To assist this vulnerable population, call:  
911 for someone in serious distress or emergencies;  
311 for concerns about public lands and needles;  
211 for shelter, intoxication, or mental health support





# Shared and Private Property

Maintaining shared property such as common sidewalks, landscaping and roads may impact private property and vice versa.



# Homeowner Questions





# Thank You!

For celebrating 20 years with us and helping  
improve our neighbourhood!

Email: [Administrator@TGHA.ca](mailto:Administrator@TGHA.ca)

Phone: 825-993-6697

Website: [TGHA.ca](http://TGHA.ca)

Facebook: [TerwillegarGardens](https://www.facebook.com/TerwillegarGardens)

Thank you, Esther Starkman School!