

Annual General Meeting 2017



Terwillegar
GARDENS

HOMEOWNERS ASSOCIATION

Welcome!

TGHA Board of Directors

President: Ray Trainberg (resigned)

Vice President: David Hewitt

Secretary: Julianna Seib (resigned)

Treasurer: Matt Matia

Director: MJ Chapelsky

Director: Tom Carey

Director: Andrea Epp



Terwillegar
GARDENS
HOMEOWNERS ASSOCIATION

-
- This aerial map of Terwillegar Heights, Alberta, features a central yellow box labeled 'TGHA'. The map is annotated with numerous labels for roads, parks, schools, and commercial areas. Roads shown include Riverbend Road, Terwillegar Drive, Towne Centre Blvd, Anthony Henday Drive, Whitemud Drive, and Rabbit Hill Road (142 St). Parks and green spaces include Terwillegar Park, Tomlinson Park, Natural Reserve, and Mactaggart Sanctuary. Educational and community facilities such as the Riverbend Library, Terwillegar Recreation Centre, and several elementary and high schools are marked. Commercial and retail areas like the Shoppes of Terwillegar Gardens, Terwillegar Centre Shops, and the Market at Magrath are also indicated. The map includes a north arrow in the top right corner.

1. TGHA Agenda - Member Vote

Any changes to the AGM 2017 agenda?

Motion to Approve:

TGHA AGM 2017 Agenda



2. TGHA Minutes - Member Vote

Any changes to the AGM 2016 minutes?

Motion to Approve:

TGHA AGM 2016 Minutes



3. TGHA Responsibilities – A Non-Profit Society



A registered non-profit society consisting of residents from Terwillegar Greens and Gardens, TGHA:



1 Maintains and improves common areas and features unique to our neighbourhood such as our pond, stream, fountains, obelisk, orchard, gardens, and gazebo

2 Addresses homeowner concerns related to City services, standards and bylaws (e.g., power, traffic, pets, property, herbicides, noise, drainage, and crime)

3 Contributes to Terwillegar community and works with nearby communities so we have a stronger, collective voice to request City services or improve our entire neighbourhood

3. TGHA Responsibilities – A Non-Profit Society



- 4 Supplements City services and offers additional services (e.g., repainting of common fences) so we have a clean, safe, and attractive neighbourhood
- 5 Enforces Melcor-developed architectural guidelines and standards that help preserve property values in the neighbourhood
- 6 Invests dues collected from homeowners back into our neighbourhood so we all help to maintain and improve our neighbourhood and keep it a great place to live!

4. TGHA Achievements – TGHA Guide





Benefits of Your Membership

Being a member of the Terwillegar Gardens Homeowners Association (TGHA) means we can wake up or come home each day and just enjoy the beauty, comfort and safety of our shared neighbourhood without doing any work. Membership dues work for us while we sleep, take care of our daily lives and even go on vacation.

How? TGHA maintains and improves our common properties around the pond, entrances and pathways. While we are taking care of our private property – doing things like mowing and fertilizing the grass, picking up garbage, planting trees or shrubs or flowers, maintaining features, or repairing and repainting fences – TGHA is doing the same thing for the shared property within our neighbourhood. Plus TGHA maintains all the great features that make our neighbourhood unique like the gazebo, fountains, stream, obelisk, gardens and apple orchard.

TGHA also acts as an advocate for more than 517 homeowners within Terwillegar Greens and Terwillegar Gardens by addressing concerns related to City services or programs, neighbours, traffic, crime, wildlife, development projects, architectural standards, bylaws and much more that may detract from our safety, comfort or even the value of our investment in our homes.

As members we help keep our neighbourhood a great place to live, work and play!



TGHA Guide

Benefits of Membership	1
New to the Neighbourhood	1
Annual General Meeting	2
Homeowner Assoc. Dues	2
911 Emergency Assistance	3
City & TGHA Services	4
Terwillegar Rec. Centre	5
Schools, Libraries & Transit	6
Terwillegar Community	7
TGHA Terwillegar Map	8
Property, Roads, Sidewalks	9
Maintain Your Sump Pump!	10
Recycling & Wildlife	10
Architectural Guidelines	11
Renovating & Landscaping	11
Terwillegar Park & Pets	12
Contact TGHA	12

New to the Neighbourhood?

Welcome! We hope you will really enjoy living here and find this guide a great starting point for accessing all of the fantastic services, programs and features that are now available to you – most are within walking distance or just a phone call or click away!

If you are new to the City, start by visiting the website Edmonton.ca which offers programs and services for new residents including a Newcomers Guide or check out the Citizen and New Arrival Information Centre at City Hall!

TGHA 2017© guide for reference purposes only; errors and omissions excepted.

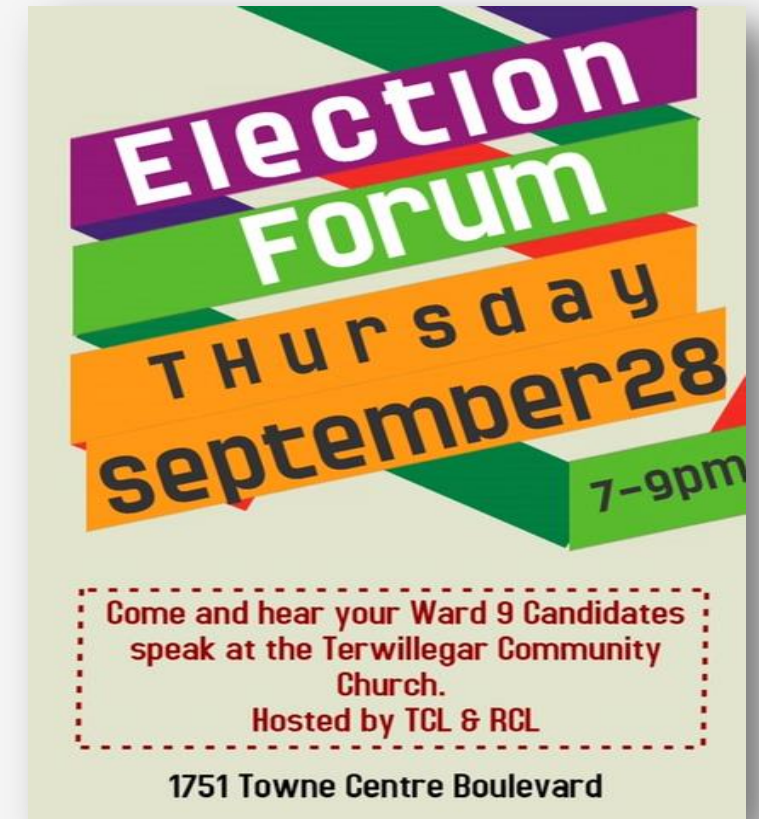
1



4. TGHA Achievements – TGHA Community Contributions



Helped raise \$7,000 for South Terwillegar Park, worked closely with TELUS during installation of fibre network, and raised issues on behalf of residents with councillors and at election forums



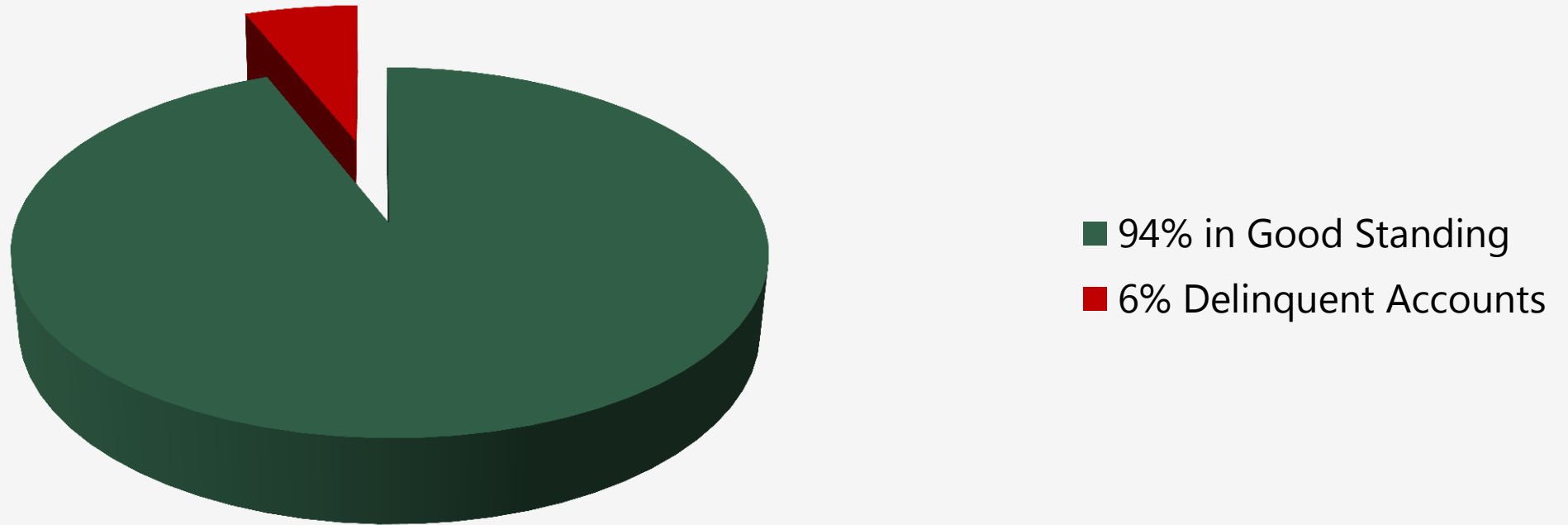
4. TGHA Achievements – TGHA Summer Event



TGHA Summer Event was a great success! Congratulations to 2535 Taylor Close!

5. TGHA Membership - Accounts in Good Standing

94% of accounts are in good standing!

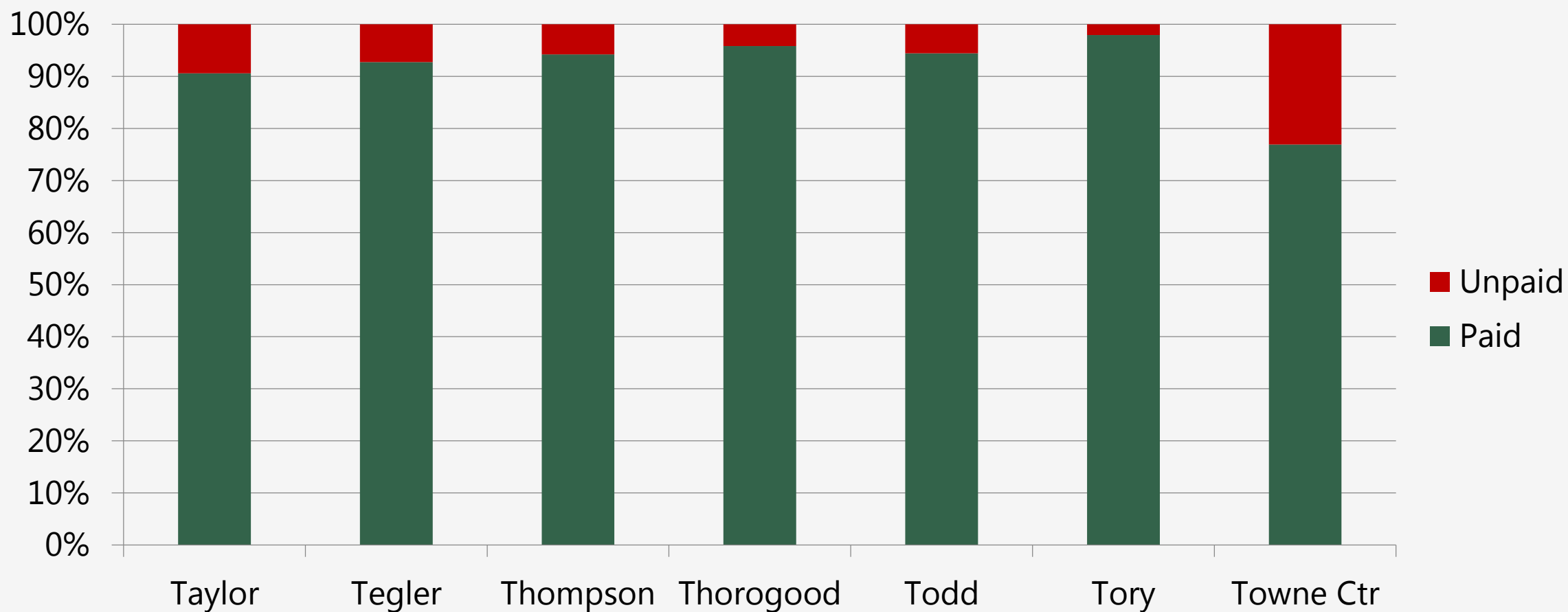


Payment of annual dues is mandatory. An annual compounding interest rate of 16% is applied to delinquent accounts. In extreme circumstances, non-payment may result in foreclosure proceedings.

5. TGHA Membership – Delinquent Accounts

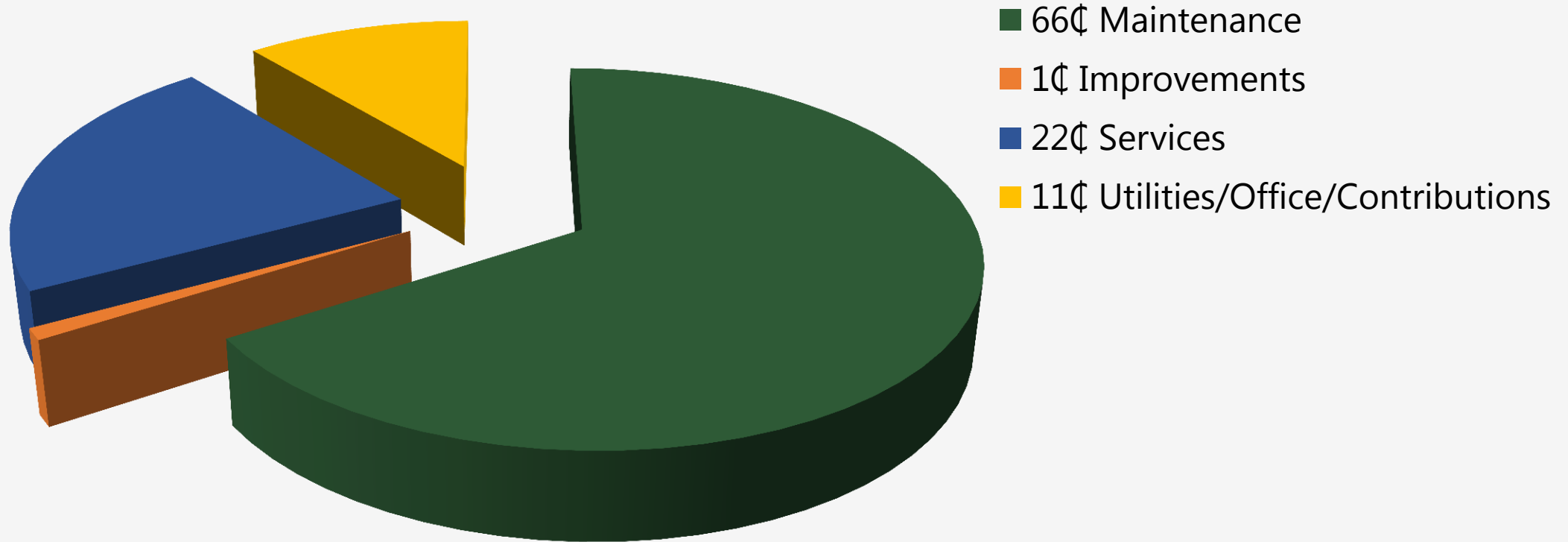


32 homeowners owe about \$16,700.



5. TGHA Membership – For Every \$1.00 of Dues Charged

Based on the approved 2017 budget, monies spent on improvements were significantly lower this past year in order to help build a reserve fund for future use.



6. TGHA Financial Highlights



The TGHA Financial Statement was prepared by chartered professional accountants as a Notice to Reader.

The 2017 Financial Statement reflects TGHA is in a financially sound position.

6. TGHA Financial Highlights



According to the budget approved during AGM 2016, TGHA spent less on improvements and focused on homeowner communications in 2017 in order to begin to rebuild the reserve fund for future use.

6. TGHA Financial Highlights



After all 2017 expenses are paid, TGHA will have begun to build a healthy reserve fund!

Please contact TGHA Administrator at (780) 905-6309 or administrator@tgha.ca for financial details.

6. TGHA Financial Statement - Member Vote

Any changes to the 2017 financial statement?

Motion to Accept:

TGHA 2017 Financial Statement

(prepared by chartered professional accountants)



7. TGHA Budget



Proposed 2018 budget continues to build the reserve fund, reduces maintenance to six months, allows for refurbishment along common walkways, and introduces new accounting software.

7. TGHA Budget - Member Vote

Any changes to the proposed 2018 budget?

Motion to Approve:

TGHA 2018 Budget



8. TGHA 3-Year Plan



2018 Walkway Landscaping, Pond Aeration & Reserve Fund

2019 Walkway Landscaping & Reserve Fund

2020 Community Lights & Reserve Fund

8. TGHA 3-Year Plan - Member Vote

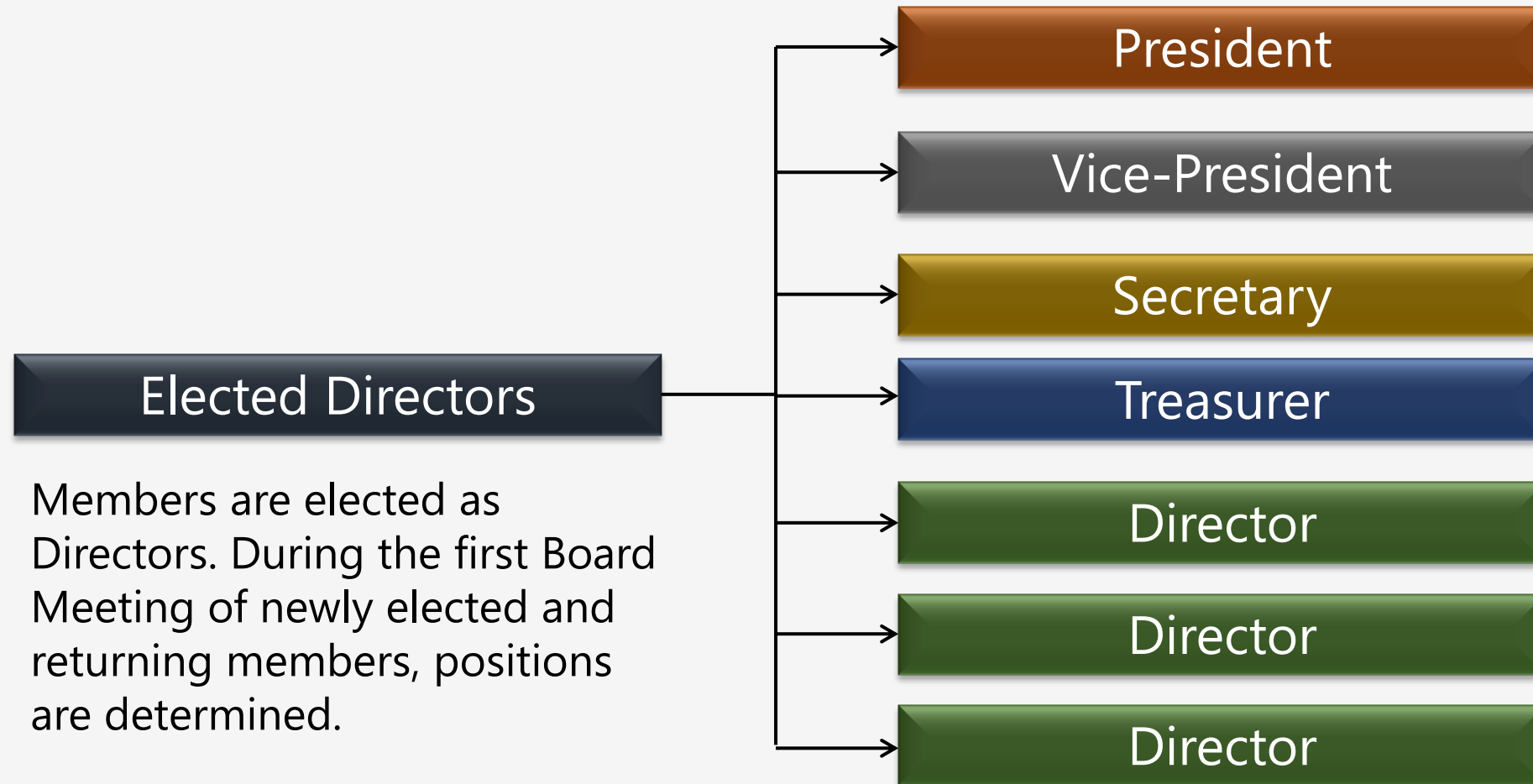
Any changes to the 3-year business plan?

Motion to Approve:

TGHA 2018 3-Year Plan



9. TGHA Board Members



9. TGHA Board Members - Member Vote

Who will I nominate or elect as a Director?

Motion to Elect:

New Directors



10. TGHA Members - Questions, Concerns, Suggestions



11. TGHA Acknowledgements



Thank you to Bryan Anderson, Ward 9 City Councillor for all his help, including future twinning of Rabbit Hill Road!

Congratulations Tim Cartmell for becoming our new City Councillor. We are looking forward to working together!

12. TGHA Contacts

Website: TGHA.ca

Email: Administrator@tgha.ca

Phone: (780) 905-6309

Mail: #336, 14032-23Ave Edmonton, AB T6R 3L6

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



Annual General Meeting 2017



Terwillegar
GARDENS

HOMEOWNERS ASSOCIATION

Thank YOU!