



Annual General Meeting 2024

Terwillegar Gardens Homeowners Association (TGHA)
Building Our Future

TGHA Board Members

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



TGHA Board

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

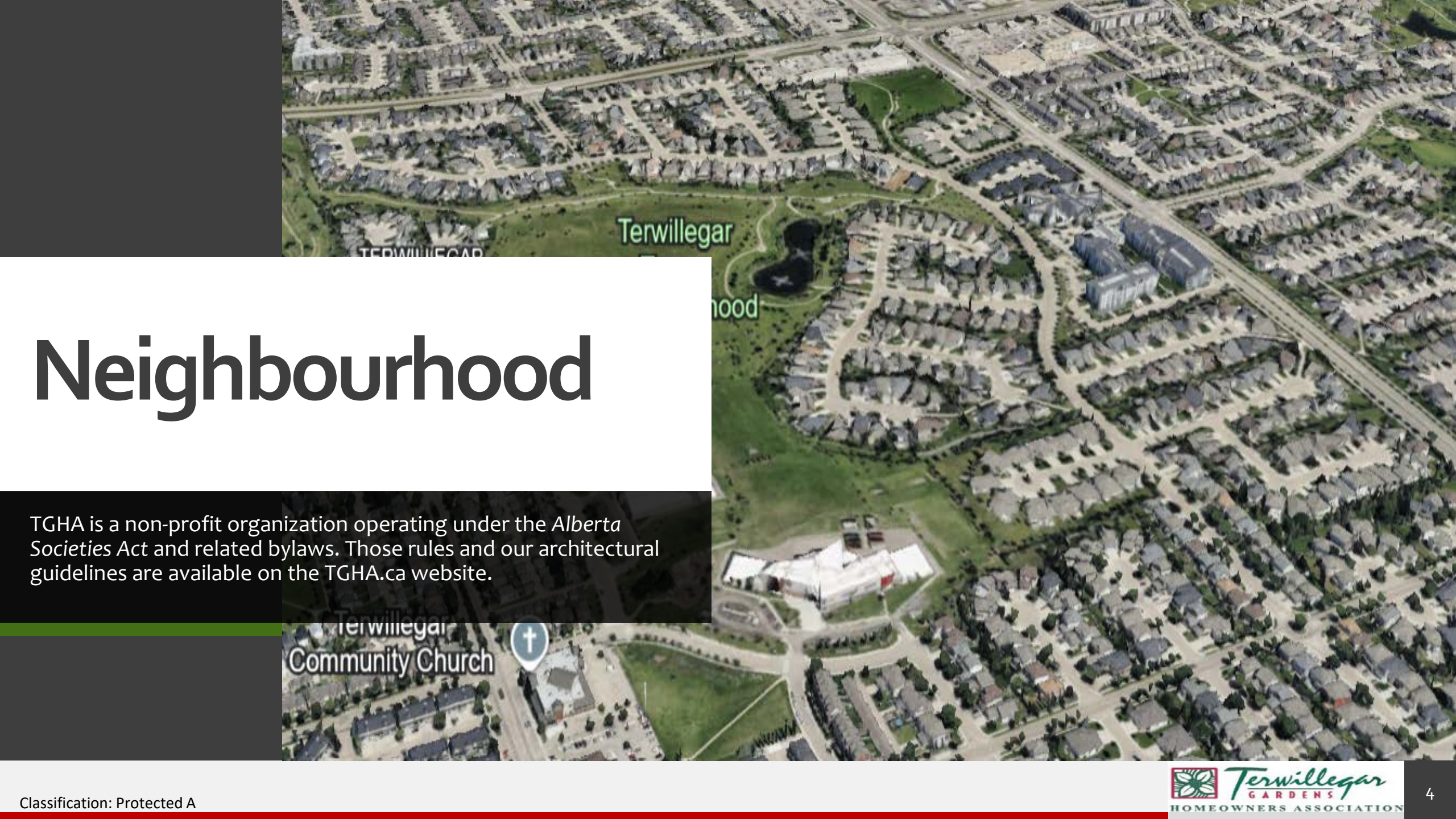


AGM 2024 Agenda

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 2024 agenda

Vote on AGM 2023 minutes

An aerial photograph of the Terwillegar Gardens neighbourhood. The image shows a dense residential area with many houses, streets, and green spaces. A large green area with a pond is visible in the center. The text 'Terwillegar' and 'hood' are visible in green, and 'Terwillegar Community Church' is visible in white with a cross icon.

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



Building Our Future!

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



Building a Reserve Fund

Homeowner dues increased this year to address inflation and to help repair, maintain or replace shared assets that are getting older. Assets include anything that makes our neighbourhood unique such as our obelisk, gazebo, fountains, stream, fences, benches, lighting, and landscaping. If TGHA doesn't maintain them, the City of Edmonton may remove them.





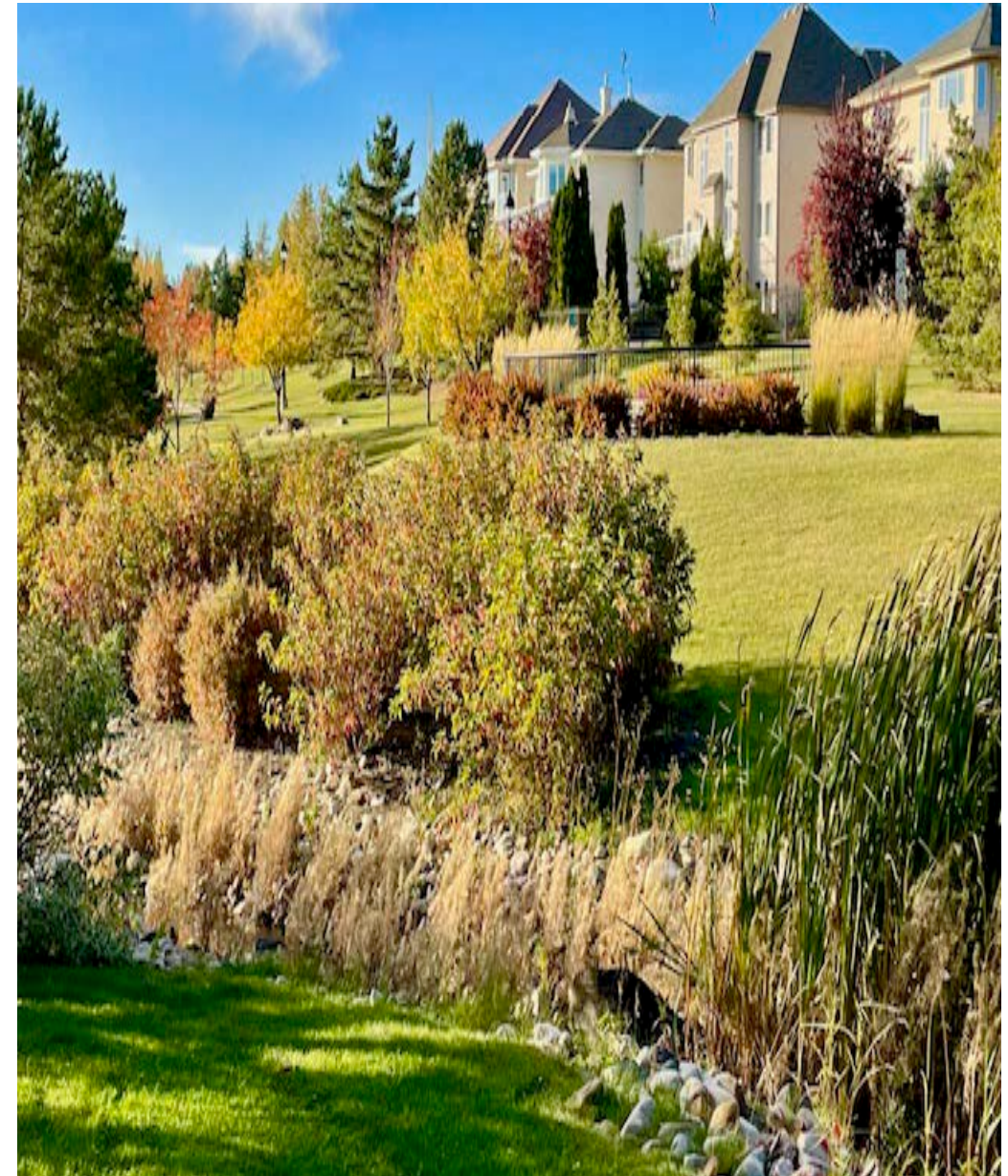
Landscaping Improvements

Thanks to services from a contracted landscaping company, a horticultural company, and the City of Edmonton, TGHA maintained and improved landscaped areas around the pond, gazebo, entrances and the dry pond (south of the commercial buildings). Improvements included new mulch, flowers, shrubs and trees.



Community Services

TGHA worked with partners such as the City of Edmonton, Edmonton Police Services, and EPCOR to continue to improve safety in our neighbourhood. This included traffic monitoring, installation of a new cross-walk, control of wildlife and weeds, removal of dead trees, and continued dismantling of the rails surrounding pond benches in favour of more natural solutions.





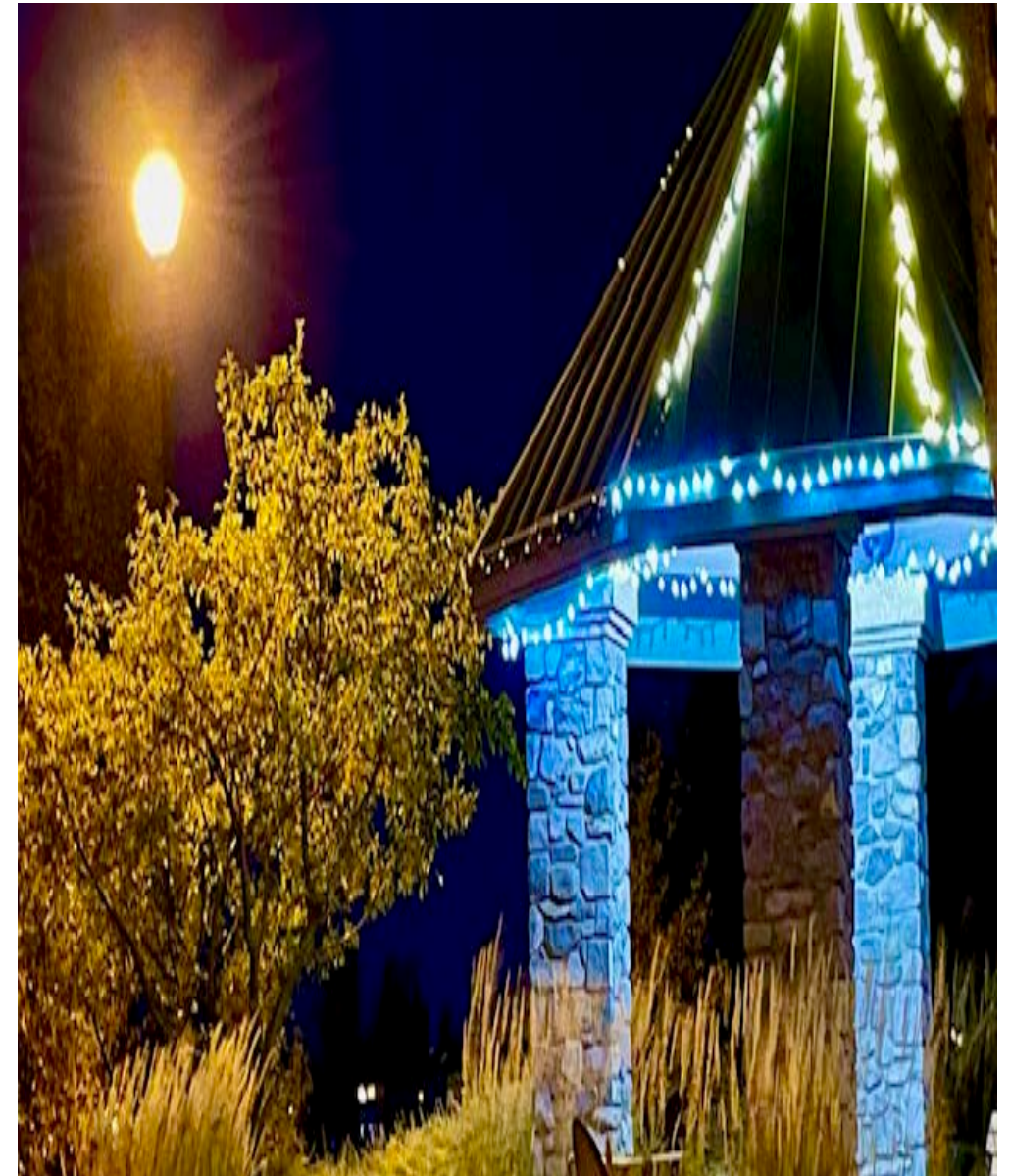
TGHA Event

TGHA held a wonderful community event at the gazebo on September 15th. The event offered live music, a food truck, free dessert, and a great opportunity to connect with neighbours. TGHA also contributed to Terwillegar Towne's successful summer carnival. These events help transform our community into a more vibrant, resilient, and engaged neighbourhood.



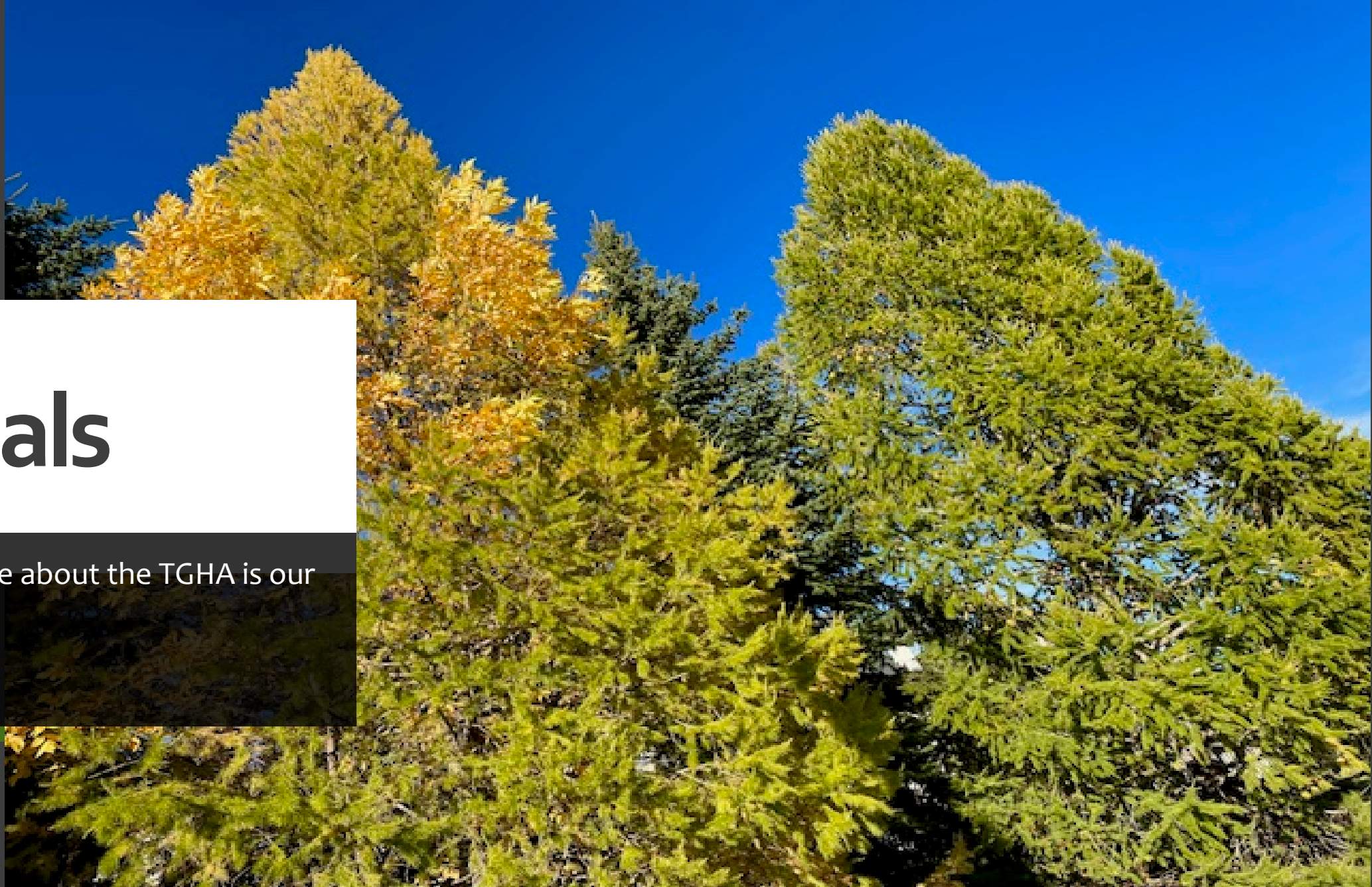
Gazebo Lighting

In response to a concern raised by members last year, TGHA Board members investigated and found reliable, lower-cost LED lighting for the gazebo. These dimmable, waterproof, programmable, fully customizable coloured lights are scheduled to be installed on the gazebo this month – well before Christmas.



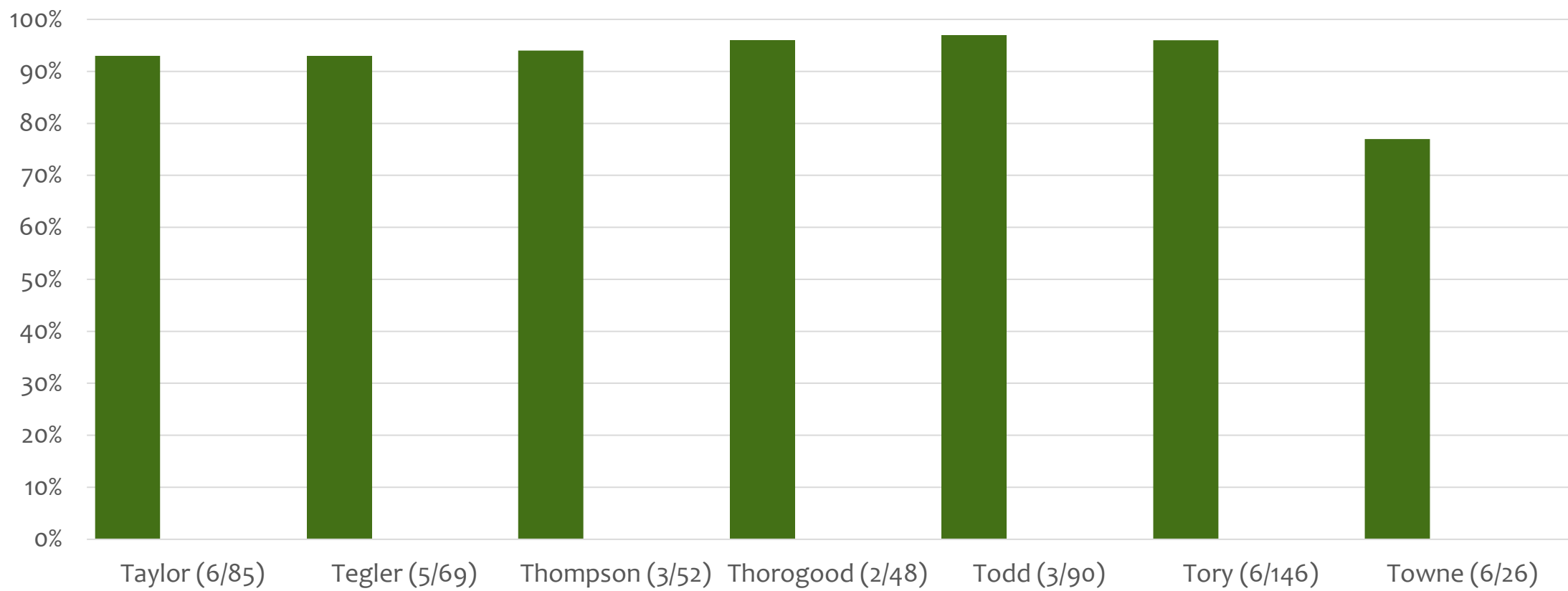
Financials

The only thing average about the TGHA is our annual dues.



Membership Accounts

94% of members accounts are in good standing. 32 members owe approximately \$42,896. Last year, 34 members owed \$35,000. Payment of dues is mandatory. An annual compounding interest rate of 16% is applied to delinquent accounts and legal action is taken. In extreme circumstances, non-payment of dues and interest may result in foreclosure proceedings. Properties cannot be sold without this debt paid.



Financial Position

Please refer to the hand-out for a detailed analysis of our current financial position compiled by Vantage Accounting for August 31, 2024 fiscal year-end. Last year, improvements were 20% and utilities were 4%.
Vote on the statement of financial position.



Please contact Administrator@tgha.ca for financial information if you are member of our association.

TGHA Budget 2025

Budget targets for 2024 were met despite significant increases in utility costs (\$.10 -> \$0.32 kWh). The proposed budget for 2025 takes this into account, continues to limit improvements, and allows TGHA to build the reserve fund needed for fence painting in 2027. Vote on the proposed TGHA budget for 2025.

Please contact Administrator@tgha.ca for financial information if you are member of our association.

Maintenance includes seasonal landscaping, annual plants, fountain maintenance, electrical and minor repairs, and minor improvements. Professional Services includes administration, accounting, banking, PayPal, and insurance fees. Improvements includes new landscaping, major projects such as fence painting, and new permanent fixtures such as a new stream pump or lighting.



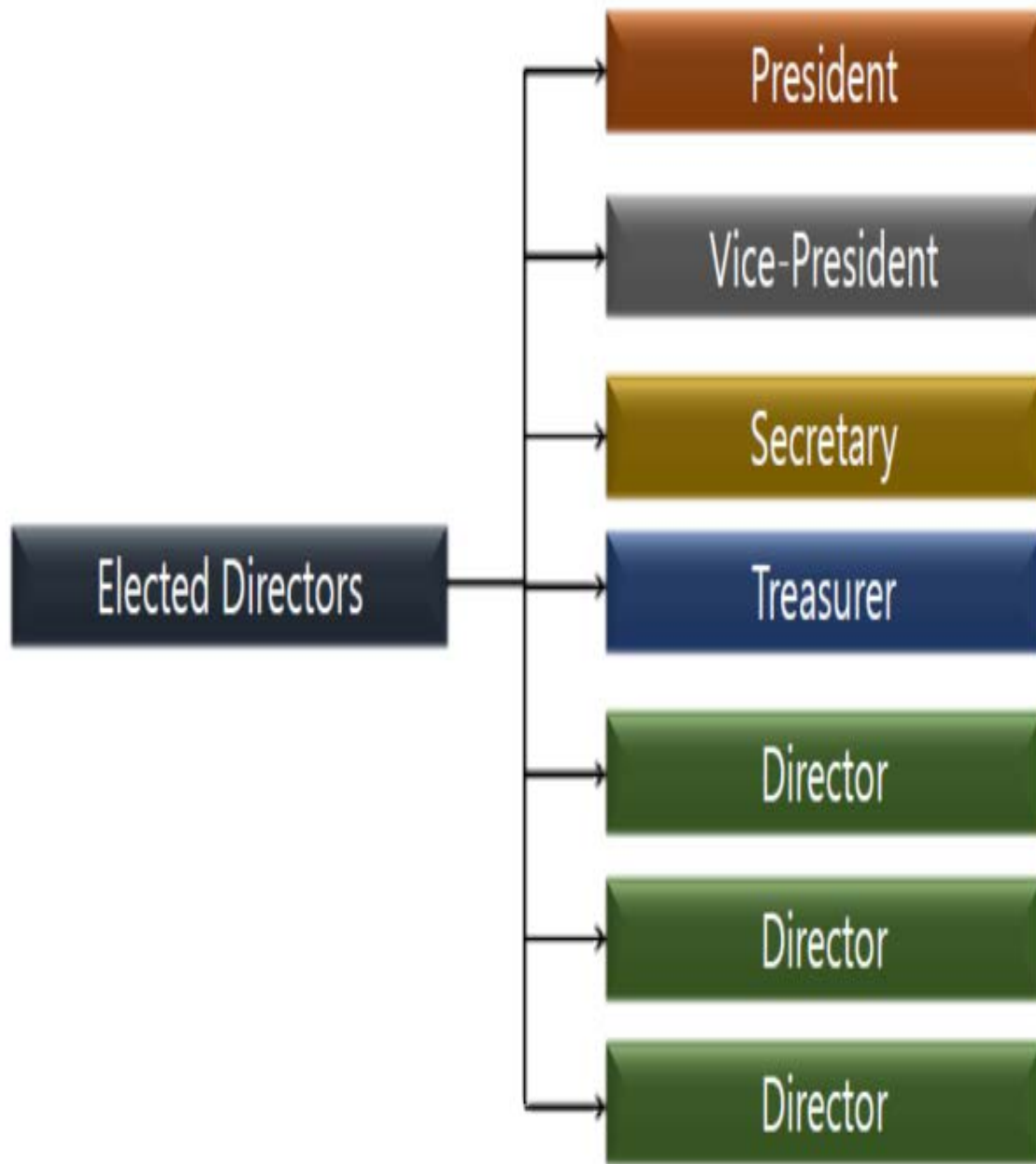
3-Year Plan

Vote on proposed 3-year plan

2025 Reserve, Lighting and Community Event

2026 Reserve Fund and Community Event

2027 Fence Painting 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.

A scenic photograph of a residential area. In the foreground, a large, dark-trunked tree with green leaves stands prominently. Behind it, several other trees with vibrant yellow and orange autumn foliage are visible. In the background, a house and a body of water can be seen under a blue sky with light clouds.

Homeowner Concerns and Questions



Thank you!

Phone: 825-993-6697
Website: TGHA.ca

Email: Administrator@TGHA.ca
Facebook: TerwillegarGardens