

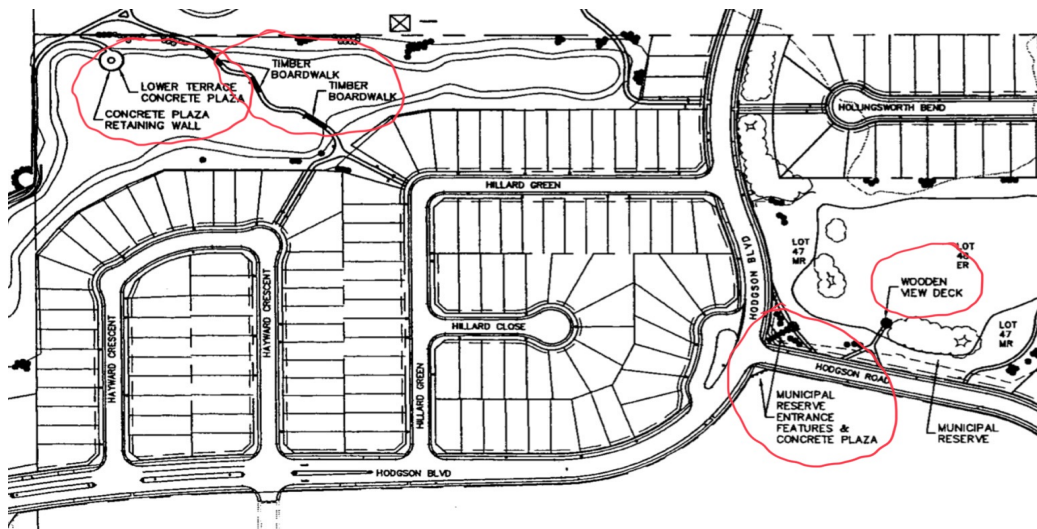
Whitemud Ridge Homeowners Association (WRHOA) Mid Year Update – Apr 2024

It's been about six months since our AGM and your Board of Directors (the Board) has been working on several initiatives to get ready for the Spring/Summer 2024.

Bridges and Other Structures

The WRHOA is responsible for maintaining certain structures in the neighborhood on behalf of the City of Edmonton (the City). This responsibility is outlined in a Maintenance Agreement (the Agreement) executed in 2004 between the City and United Inc, the developer of our neighborhood. The Agreement was assigned to the WRHOA in 2014. The structures are referred in the Agreement as “Enhanced Improvements” and include

- Lower Terrace Concrete Plaza and Retaining Wall
- Three Boardwalks (Bridges)
- Wooden Viewing deck
- Municipal Reserve Entrance Features



This is the biggest issue facing the Association right now. The bridges and wooden view deck have undergone heavy damage over the past 20 years. In 2023, the WRHOA engaged an engineering company to inspect all the “Enhanced Improvements”. The inspection revealed major structural deficiencies on the bridges and wooden view deck that made the structures unsafe and were subsequently closed off to the public. The inspection also found minor deficiencies on the Terrace Plaza and Municipal Reserve Entrance Features. The estimated cost to repair all these structures is in the range of \$500,000 split up as follows:

- Bridge 1 Replacement: \$ 165,000
- Bridge 2 Repair: \$105,000
- Bridge 3 Repair: \$90,000
- Wooden Viewing Deck Rehabilitation/Replacement: \$99,000
- Lower Terrace Concrete Plaza Repair: \$15,000
- MR Entrance Features Repair: \$20,000

The WRHOA has about \$100,000 available as of end 2023

The Board is engaging with the City to explore options on a path forward. The Maintenance Agreement does allow the WRHOA to terminate the agreement with a twelve-month notice. If WRHOA moves forward with terminating the agreement, the City may, at its discretion, demolish the structures. The Board understands the frustration some homeowners may have with the delay in repairing the bridges, but it will take time to secure funding, finalize engineering plans and receive the necessary permits before any repairs can begin. The City was notified of the status of structures during February 2024 and the City informed us that the problem is complex and it will take some time to resolve. So, unfortunately, the bridges and wooden viewing deck will remain closed to the public at least until the 2025 construction season. The Board intends to provide further updates and potential options at the October 2024 AGM. Given the potential impact on WRHOA financials and your annual fees, we again encourage all homeowners to attend the AGM. Please look for the invitation that will be sent in September.

Activities During Summer 2024

Due to the uncertainty of the amount of funds required to repair and maintain the “Enhanced Improvements”, we will be minimizing expenditures this year. The activities we plan on doing this summer are:

1. Maintain the flower beds at the entrances along 23 Avenue and Rabbit Hill Road
2. Maintain the eight planters along the Hodgson Park

We have suspended the additional turf maintenance this year while we work on a Maintenance Agreement with the City. Please contact the City at 311 for any concerns you may have with turf maintenance in City owned areas.

Please note that the homeowners are responsible for lawn care, including mowing grass for the boulevard, alley and driveway crossing adjacent to their property line. A boulevard is the portion of City property between the curb or road’s edge and the adjacent front property line. Boulevards may also border sidewalks, multi-use trails and alleys. For more details please visit:

https://www.edmonton.ca/city_government/bylaws/boulevards.

All common areas of our neighborhood belong to the City and require a lengthy process of finalizing agreements with the City before WRHOA can undertake any activities in those areas. However, residents can undertake beautification activities in those areas with a much lesser onerous process. A couple of those activities are listed below:

1. **Partners in Parks:** The Partners in Parks is a beautification program that helps Edmontonians enhance and preserve their local green space. For more details please visit:
https://www.edmonton.ca/programs_services/landscaping_gardening/partner-in-parks
2. **Boulevard Gardening:** The Residential Boulevard Gardening Program is an opportunity for Edmontonians to add character to their neighbourhoods by beautifying the City's strip of land between the sidewalk and the road. This program provides Edmontonians with additional City space to create colourful, diverse streetscapes to strengthen community pride, ecological diversity, and build climate resiliency. For more details please visit:
https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/boulevard-gardening

Other Completed/Ongoing Activities

Member Section on the WRHOA website

The Board is actively exploring changes to the website to improve its functionality for homeowners. As an initial step, a new "Members Page" section has been added to our web page to house important document for homeowners' reference. These include:

1. Annual General Meeting Minutes (Previous 5 years)
2. Financial Statements (Previous 5 Years)
3. Bylaws and Policies
4. Newsletters and Status Reports

We encourage all homeowners to visit the website <https://www.whitemudridgehoa.ca/> and review these documents.

Migration to Microsoft 365 and Change of Email

We have subscribed to Microsoft 365 for Productivity Software, Cloud Storage, Email Server and Virtual Meetings. Accordingly, our email will change to admin@whitemudridgehoa.ca starting May 1. The previous mailbox will be monitored for

a period after the switch. Migration to Microsoft 365 is cost neutral to the WRHOA as it means we were able to cancel the Zoom subscription and instead use Teams, which is part of Microsoft 365.

Policy Papers

To provide clarity, transparency and consistency to the operation of the WRHOA and its Board of Directors, the Board is developing a series of Policy Papers. These are intended to guide the functions of the association and support the orientation of new Board members. The approved Policy Papers are posted in the Members section of the WRHOA web site.

Agreements with the City of Edmonton

All common areas in our neighborhood belong to the City. Any modifications to these areas (temporary or permanent) or placement of objects (e.g., planters) requires approval by the City, generally through a Maintenance Agreement or a License of Occupation. As the WRHOA has several planters across the Hodgson Park and undertakes horticulture activities by the entranceways, the Board is working on the following:

- License of Occupation for the Horticulture Beds at the entrances along Rabbit Hill Road and 23 Avenue,
- Maintenance Agreement for the eight planters around the Hodgson Park, and
- Maintenance Agreement for Turf Maintenance and maintaining Horticultural Beds.

Volunteer Opportunities

If you are interested in getting involved and supporting your community, the Board is looking for volunteers for the following activities.

- One or two volunteers to audit our books. Members with a professional designation, like CPA, is preferred but is not a requirement.
- Volunteers to head and form a “Landscaping Committee” to help plan and maintain the landscaping activities that the WRHOA undertakes.

Please contact the Board at admin@whitemudridgehoa.ca if you are interested.

Finally, we value your feedback. Please provide any feedback you may have by email to admin@whitemudridgehoa.ca