



HOMEOWNERS

ASSOCIATION

January 1, 2024

Dear Homeowner,

On behalf of the Whitemud Ridge Homeowners' Association Board of Directors (WHOA) we are writing to update you on the Board decision to increase the annual Whitemud Ridge HOA fees:

2024 Fee for single family homes – increases from \$175/year to \$360.00/year

2024 Fee for condos – increases from \$60 to \$92/year

Information regarding the rationale for the increase was presented and discussed with homeowners present at the Annual General Meeting on October 4, 2023.

Since Whitemud Ridge was built in 2004, our HOA has been responsible for maintenance of our neighborhood's structures including the storm water pond bridges, boardwalks and retaining wall, the Municipal Reserve observation platform and concrete entrance plaza, and the masonry pillars and fences. The costs to maintain these structures are funded solely through collection of HOA fees – the City of Edmonton does not contribute. Perimeter wood fence painting, extra summer grass mowing, flowerpots and seasonal decorations are also made possible only through the collection of HOA fees.

Our HOA fees have been kept relatively low at \$108 and \$36.25/year for 17 years and were only increased once in 2021. Our neighborhood is now 20 years old and in need of proper upkeep and repair. Of particular concern, recent inspection of the bridges, boardwalks and observation platform determined that they have deteriorated, are unsafe and sadly are now closed. The cost to repair these structures is estimated to exceed \$500,000.

The Board has heard clearly from homeowners of the importance of collecting outstanding fees and stabilizing HOA finances at a sustainable level that would allow for repair of deteriorating structures and effective maintenance of all other neighborhood features going forward. **Therefore, after the due date for fees to be submitted, the Board will obtain assistance from licensed collection agencies to recover fees not paid and resolve accounts that remain in arrears.**

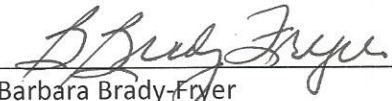
An invoice is attached that itemizes the HOA fee amount due by April 30, 2024.




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We thank you in advance for your cooperation. As Board volunteers we are committed to work on your behalf for what we all want - an aesthetically attractive/high value, safe and desirable place in which to live. We welcome your questions, comments or suggestions. Please feel free to contact the Board at the email address below.


Barbara Brady-Fryer
WHOA Board President


Sandra Annicchiarico
WHOA Board Past President