



RE: HOA Association

Dear Resident:

Welcome! On behalf of the Allard Homeowners' Association (AHOA) and the Board of Directors, we would like to take this opportunity to welcome you and your family to Allard Heritage Valley. We are confident that you will enjoy this unique community for many years!

To ensure the community is maintained to a high standard the developer has established a Homeowners' Association in community of Allard Heritage Valley.

The Allard Homeowners' Association (AHOA) is a not-for-profit organization which manages and maintains assets. It provides legal and financial means to maintain and enhance your neighbourhood owned by the Association for the benefit of Allard Heritage Valley residents. As a property owner in the community of Allard Heritage Valley you are a member of the Allard Homeowners' Association (AHOA).

What does this mean? Here are a few common questions which will help define the role of the AHOA.

- 1) **What is the Allard Homeowners' Association (AHOA)?**
The AHOA is a not-for-profit company governed by the Societies Act. It was created to ensure that certain features and amenities of a community are maintained and managed for the long-term use and enjoyment of its member residents. The AHOA may set a desired course for the use of common areas, such as the community's landscaped areas and helps ensure their financial sustainability over time.
- 2) **Do all Allard Heritage Valley homeowners pay an AHOA Fee?**
Yes. All properties that have the legal encumbrance registered on their land title are part of the HOA and are mandated to pay fees.
- 3) **What is the amount of the AHOA Fee and when is it due?**
The payment of dues for single family homes, is secured by an Annual Rent Encumbrance.
Membership in the Association is automatic and mandatory with the purchase of any home. It applies to each property owner as outlined on the attached community maps.
Fees are subject to increases each year for inflation (if necessary).
- 4) **How is interest calculated?** Interest on unpaid fees will always start one month after the due date at a rate of prime +5% per annum.
- 5) **2022 fees will be \$135 +GST (\$141.75) for single family homes and \$67.50 +GST (\$70.88) for condo units. These fees will be due by October 1, 2022.**
- 6) The fiscal year runs from January 1st to December 31st. Fee reminders will be sent from the Homeowners' Association annually. Your lawyer should have reviewed this with you at the time of closing.
- 7) **Why? What benefits do you receive by paying the annual AHOA Fee?**
Residents benefit by having certain amenities and assets in their community scheduled for enhanced maintenance. The list can be extensive and not limited to items such as the beautification of the front entry feature - flowers, additional landscaping, holiday lights, playground maintenance and community events and the maintenance of the Allard HOA community website. All of these items serve to set Allard Heritage Valley apart from other communities that do not have the ability to maintain open space to a higher standard.
- 8) **Doesn't the City maintain all of the common space?**
Yes the City owns and is to maintain common or park space (known as Municipal Reserve), however their program is large and diligence to your community may not be to the expectation of Allard residents. Throughout the history of Allard's development, additional maintenance has been provided to compliment the City's efforts. Allard HOA will have the opportunity to do the same moving forward.
- 9) **How is the AHOA governed?**
The AHOA, including the features and amenities, is governed by the Societies Act and bylaws, and administered by a Board of Directors which will be made up of a number of selected residents.

MAILING ADDRESS

Allard Homeowners' Association
PO Box 25516 Callaghan PO
Edmonton AB T6W 4N8

CONTACT DIRECT

info@AllardHOA.com
AllardHOA.com



Hello Residents of Allard,

This has been an exciting first year of the Allard Homeowners Association. As with anything new, it has had its difficulties. We were established on May 31st, 2021 and separated apart from the developer MLC. With it came the funds from the purchases of each home in Allard. For some of you that was within the past year, but for others it was 10+ years ago. This allowed the HOA to get kick started with a first year's round of funds.

The initial members of the board were voted in at the AGM were as follows:

- President - Mike Moran
- Vice-President - Hiep Ngo
- Secretary - Prabhat Chaturvedi
- Treasurer - Jacky Tsui

Directors at large:

- Lucas Lau
- Paurush Sharma
- John Schumacher

Unfortunately, after only a few months, a few of the initial board members were unable to continue their volunteering due to personal reasons. Currently we are looking for a secretary and two Director's positions to fill immediately. If anyone is interested, please contact info@allardhoa.com. **We could really use the support!** We would also like to add a communications committee to manage our social media pages. This includes the website and Facebook currently, but the board is interested in expanding at the committee's discretion.

Over the past year the board has been trying to complete a bunch of different objectives. From preparing our first AGM to landscaping duties, winter clearing duties, website, financial systems, reviewing existing systems put in place by MLC, tax returns for 2 years, collection of 1965 units' information and more. We started with hiring a landscaper in 2021 but with the weather the way it was and our unfamiliarity of the contractor, we did not see the expected results for which we were hoping. Fast forward to 2022 and we have retained a good contractor that seems to be doing their duties well. They have been keeping up with the mowing above and beyond the city as well as started cleaning flower/shrub beds of weeds and replacing shrubs. This task will take two summers as there are well over 150 beds to manage due to neglect over the years. We also did snow removal through the winter of 2021/22. This went very well as the contractor was also sanding icy areas for safety. We are also currently negotiating with the city on what else we can do above and beyond their support systems. Will keep everyone updated with these developments through the HOA website.

We have been hard at work trying to complete collections of 2021's fiscal fees but are still sitting at about three hundred units that have not paid. This can be due to several reasons. We as a board are deliberating whether to take these units legal for the collections or to just add interest through time. Being the first year, we went with the idea of leniency being that we would be going after a unit for \$83 and this seems harsh in the first year. Come fiscal year 2022 I believe we will be changing that decision moving forward. We have contacted several other HOA's in South Edmonton and they are of the feeling that collections are the way to proceed. The next board voted in at the AGM will be able to decide path forward on this.

I was in contact with the Blackmud Community league as we wanted to promote the league through this mailout for anyone interested. I found out that in fact, Allard has been separated from the Blackmud league completely and is big enough to start its own community league. If anyone is interested, there is some documentation further on in this mailout explaining how you can get in contact to show your support. They need volunteers and some people to help the league get started. Please volunteer if you can, there are great programs that the community can benefit from. The HOA will support this cause in any way it can.

Late in 2021, I had reached out the principal at Dr. Lila Fahlman School to see how the HOA could help. The principal mentioned that there had been interest in developing a community garden in the area. After doing some research, this would traditionally be managed by the community league, even more reason to get our own established and move forward with this idea and I am sure many others that will come over the years. Again, please reference the handout in this package related to the community league.

As we reviewed the tools at our disposal, we reviewed our subscription to Ivrrnet whom manages our financial collections. We reviewed for several months on an alternative system that we could use to provide the same functions as Ivrrnet. A few of the board members sat through several demonstrations from different companies and then deliberated pros and cons of each system. They then reached out to organizations using those systems to get feedback on them. In the end we decided to stay with Ivrrnet, but we ended up reducing our reliance on their systems to just a basic package. This resulted in a cost savings of \$4800 on the year.

Overall, a good first year, many accomplishments were reached, still many more items to complete to make our Homeowners Association a successful one.

That all being said, I would like to thank the current and past members of the board for their hard work in getting this HOA going. Your volunteer efforts are appreciated by myself, and I am sure the owners of Allard.

Thanks,

Mike Moran
President Allard HOA



Community League News

- Currently Allard has been separated from the Blackmud Community League due to the combined size.
- The process of forming a new community league for Allard is currently in the works.
- There have been meetings with the City of Edmonton Neighbourhood Resource Coordinator and some residents in Allard so far.
- If enough people from Cavanagh and or Callaghan want to join Allard, it would be a joint league. No word on this as of yet.
- This process is looking for volunteers to create the Allard based community league

TO LEARN MORE VISIT:

EFCL.org

ALLARD CONTACTS:

- Ruth Wong-Miller – ruth.wong-miller@edmonton.ca
- Rob Powell - rob.david.powell@gmail.com

Additional Information can be found at:

AllardHOA.com

WHAT DOES A COMMUNITY LEAGUE DO:

Builds local amenities for the neighbourhood:

- Parks
- Community Halls
- Community Gardens
- Basketball / Tennis courts

Provide local recreation and programming:

- Skating Rinks
- Soccer Programs
- Senior drop-ins
- Yoga

They bring people together in the neighbourhood:

- Barbeques
- Garage Sales
- Coffee drop-ins
- Movie nights

City Hall Voice:

- Bring issues to City Council regarding the neighbourhood
- Consulted about developments in the neighbourhood and engage in community consultation.

Benefits of Membership

- Discounts at City facilities
- Free skating at outdoor rinks across Edmonton
- Discounts on League programming and classes
- Having a voice on issues affecting your neighbourhood
- Connecting with neighbours

MAILING ADDRESS

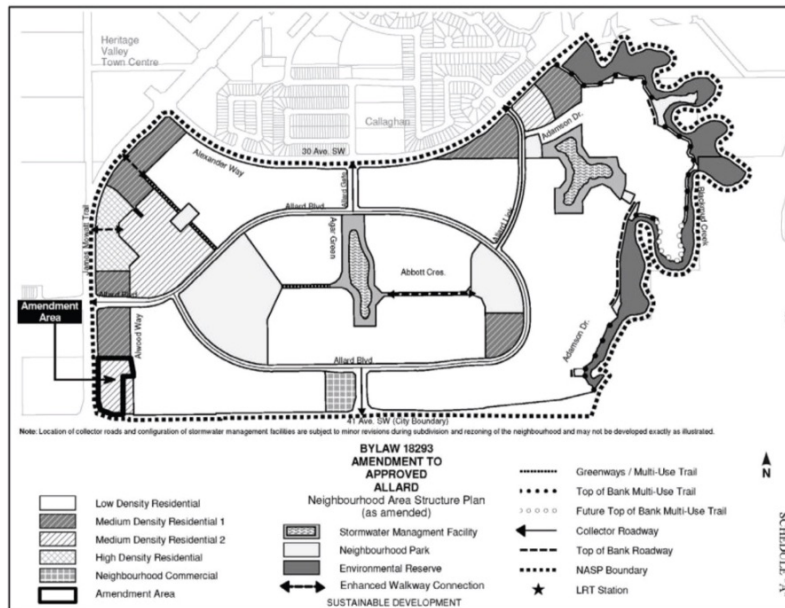
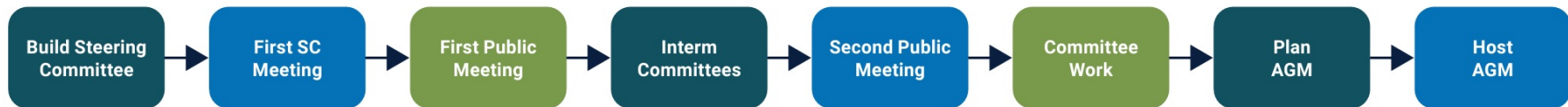
Allard Homeowners' Association
PO Box 25516 Callaghan PO
Edmonton AB T6W 4N8

CONTACT DIRECT

info@AllardHOA.com
AllardHOA.com



Emerging League Process



NEIGHBOURHOOD	2016 CENSUS	2019 CENSUS	NSP PROJECTED POP.
Allard	3133	6847	8720
Cavanagh	0	956	5178
Cashman	0	0	540
Callaghan	3559	4000	5726
Blackburne	1410	1424	1939
Richford	758	823	1893
Blackmud Creek	2763	2777	2656
Desrochers	0	1133	5778
TOTALS	11623	17960	32430

MAILING ADDRESS

Allard Homeowners' Association
 PO Box 25516 Callaghan PO
 Edmonton AB T6W 4N8

CONTACT DIRECT

info@AllardHOA.com
AllardHOA.com