

# Eagle Ridge Homeowners Association

## 2022 Annual General Meeting

### President's Message:

It has been an honour and an interesting journey serving as President of the Eagle Ridge Homeowners Association since May of 2019.

Since becoming a resident of Eagle Ridge in late 2008, I have enjoyed being a board member in various capacities over the past 15 years. It has been interesting watching our community change over that time. Families have come and gone and properties have been transformed with new roofs, windows and landscaping. The Board continues to be respectful of homeowners wishing to make improvements to their properties while ensuring that the spirit of the architectural guidelines is preserved.

Eagle Ridge continues to be one of most sought after communities in South Edmonton. This is in large part due to the ERHA and it's volunteer board. Over the years I have been very fortunate to work with fellow homeowners that share a passion for ensuring that Eagle Ridge continues to be one of the pre-eminent locations for current and prospective homeowners. It has not come without its challenges as the costs of maintaining ERHA assets continues to rise and City planners look for development opportunities within our community.

In 2022, the Board made the difficult decision to implement an increase in the annual dues from \$175 to \$250: this increase was required to offset the impacts of rising maintenance costs on the ERHA's assets. Since that fee increase, our costs have continued to increase. Despite these continued inflationary pressures, the Board has committed to balancing its budget in the short term. At present, the Board believes it can continue to maintain ERHA assets at levels consistent with prior years based on the current fee; having said that if costs continue to increase, future fee increases may have to be considered.

In 2022, after a one-year deferral of our fence maintenance program due to issues with Covid and our inability to secure a reliable contractor, the Board continued with its revolving exterior fence maintenance program with a new contractor. I think we can all agree that this program has not only benefited Eagle Ridge by maintaining the aesthetics of the neighborhood, but it has also helped preserve one of our most valuable assets. At the end of the day, the upkeep of these fences sets us apart from other communities in the area. This is ultimately reflected in our property values and the ability to market our homes in a positive manner. It is imperative that we continue to maintain this asset in the best possible manner despite its age. The continuing challenge now is to convince homeowners to maintain their own fences and the opposite side of the fences that the ERHA maintains. A growing number of fences belonging to homeowners are starting to fall into disrepair. The cooperation of all homeowners is required to maintain the overall integrity and appearance of the fencing.

In 2022, the Board also targeted a few areas for some minor landscaping improvements and continued to pressure the City to maintain its assets within the neighbourhood i.e. walkways, cul de sacs, etc. The Board is appreciative of those residents who have taken it upon themselves to donate their time to maintaining some of the City's assets in order to keep our neighbourhood looking neat and tidy.

This past spring, the Board also carried out some required repairs to the clock tower related to the foundation.

The residents of Eagle Ridge are still very likely to face the reality of the potential development of the surplus school site that currently occupies the southwest corner of Henderson Park. The surplus school site was purchased by the City about 7 years ago and it is the City's intention to consider developing this land. To date the City has not been clear in terms of what its plans are regarding potential development options – we have heard through various sources that options vary from multi-family residential dwellings to mixed public/private options. In the spring of 2021, our Councillor, Tim Cartmell held a virtual information session and indicated that while development is being considered, it was not imminent. The Board has already communicated to Councillor Cartmell our intention to meet formally on any and all development options. The Board and other Community Associations will be working closely with Councillor Cartmell to make sure our concerns are heard loudly and clearly. I urge you to inform yourself of this potential development as it will have an impact on our community and ultimately your property values should it come to fruition. Our ability to shape any sort of development in a manner that benefits Eagle Ridge will depend upon our solidarity as a community and the direct involvement of residents. We should not assume that "someone else is looking after it". I believe if we can demonstrate that we are motivated and resolved in our efforts to be truly consulted in shaping a development, we will gain some sense of victory at the end of the day.

Continuing on the theme of land development and zoning issue, we have recently learned about the City of Edmonton Bylaw Renewal Initiative. This proposed piece of legislation, if our interpretation is correct, could seriously impact our subdivision and not in a positive manner. Based on a recent article in the Edmonton Journal, if this initiative is passed by City Council, infill developers will be permitted to build eight housing units on any 50-foot lot; on wider lots, more – all without concern for parking availability. Provisions requiring developers to work with the character of neighbourhoods will be removed. The bylaw eliminates most appeals by neighbours. In response to this, the Board has requested a meeting with our Councillor Tim Cartmell. At this time the outcome is far from certain.

Lastly, the benefits derived from our Association are made possible by the volunteer efforts of the Board members. To continue to realize the Association's goals we need continued support from residents in regards to Board participation. I look forward to your participation on the Board.

All the best to you and your families in 2023.

Sincerely,

Leon Pfeiffer, ERHA President