



Windermere North HOA

Presentation to Urban Planning Committee

Colin Van Buskirk

March 21, 2023



One at
Windermere
HOA

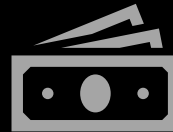
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HOA Objectives



Create a strong and welcoming
community



Preserve the value of our
investment



Enhance the enjoyment and
beauty of our community

Enjoyment of Community

Our park is a social area where neighbours stop to visit and chat

Each day hundreds of people exercise, walk their dogs, bike, picnic, bird watch, play on the grass, and enjoy the beauty of the community



Enjoyment of Community

Daily we have visitors from other districts come to enjoy the beauty of our community



Pride and Sharing

As if it were a competition, community homeowners take great pride in planting and showcasing their beautiful gardens



Pride and Sharing

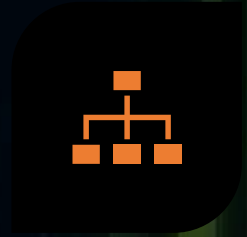


Pride and Sharing

Community volunteers
plant and maintain our
community flowerbeds,
clear weeds, and pick
up debris



Our HOA



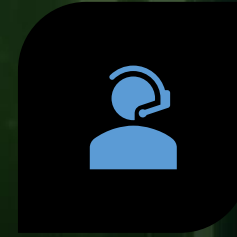
UNDER THE ADVICE
AND DIRECTION OF
THE HOA ELECTED
BOARD MEMBERS,
THE HOA &
MANAGEMENT
COMPANY IS
RESPONSIBLE FOR:



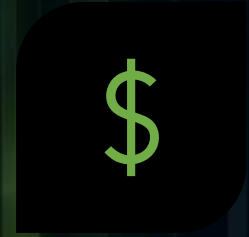
COLLECTION OF
ANNUAL FEES



MANAGE THE
HOA'S
ADMINISTRATION,
ACCOUNTING,
AND PAYMENT OF
INVOICES



FIELD CALLS FROM
COMMUNITY
MEMBERS



LIAISE WITH CITY
OF EDMONTON,
HOA
CONTRACTORS,
ACCOUNTANTS,
INSURANCE, LEGAL
COUNSEL, ETC.

HOA Enhanced Maintenance Services

Windermere North
&

The One at Windermere

Since 2013, the HOA has collected funds for, and has provided the following services:

- Lawn, tree, and shrub maintenance in the boulevards, storm pond, and pathway areas
- Replacement of dead shrubs, and mulch
- Weed management
- Work with EPCOR to manage the algae in the storm pond
- Plant, maintain, and water entry flowerbeds
- Maintain and repair the gazebo and main entry structures and signage
- Maintenance of seasonal lights
- Maintain and repair fountain, garbage receptacles, dog waste stations, benches, selective fence painting in public areas, etc.
- Payment of electricity for the fountain, gazebo, and entry feature lighting

HOA Enhanced Maintenance Services

Windermere North
&
The One at Windermere

- Conduct site visits and investigate community issues
- Source, direct, and manage contractors
- Conduct Annual General and Board meetings
- Ensure the HOA is compliant with legislation
- Source and maintain insurance and audits as required
- All other tasks required to maintain the community to a high standard



Windermere North HOA

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Rose Herman

March 21, 2023



One at
Windermere
HOA

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Path Forward in Developing a City Partnership

- The HOA provides enhanced services to the community at our own expense.
- This frees up funds for the City to address issues in other areas of the City.
- We are asking for a Maintenance Agreement that fits our unique situation, is not onerous, restrictive, financially crippling, or punitive, and does not hold the HOA to a standard that the City of Edmonton would not hold itself to.
- Please support us in the ongoing development by removing restrictive obstacles and threats of penalties.
- We have noted multiple legal and technical issues with the 2019 Maintenance Agreement template. We have submitted our applications and offered to provide comments, however there was no interest in hearing our concerns.
- The community is strongly opposed to forced naturalization.

Naturalization

In direct opposition
to the current
community
recreational use



Naturalization

- Our community is known for it's beautiful, well maintained appearance
- The intent of naturalization is to reduce the cost of mowing and maintaining public green spaces
- Although well-intentioned, naturalization consequences include but are not limited to:
 - Transition from pro-active to reactive management
 - Unmaintained community = abandoned appearance
 - Loss of our community's ONLY recreational area

Naturalization

Noxious Weeds



Weed Management

Identified as the
number one
concern by the
Farmer's Advocate
Office


DA AA TG +37
Darcy Allen Aasia Aasia Todd Grayson

Trending Issues & Concerns

farmers' advocate office

- Vegetation Management
- Site Rehabilitation Program
- Reclamation Process
- Geothermal Resource Development
- Renewable Energy
- Documentation

Darcy Allen



Alberta

2:20 PM



Naturalization

Noxious Weeds

- Increased weeds = increased residential herbicide, pesticide, and antihistamine use, as well as increased commercial farm use of herbicides.
- Transition from controlled, professional weed management to reactionary homeowner weed management. The City risks relinquishing control to thousands of frustrated homeowners.
- Decreased property values = decreased taxation revenues.

Damage to infrastructure

Weeds coupled with our northern freeze thaw cycle, exponentially accelerates the deterioration of residential driveways, concrete sidewalks, curbs, catch basins, and pavement. Replacement and repair have a significant environmental and financial cost.

Windermere Blvd.



Wates Link



Windermere Blvd.





Washburn Drive

Whitemud & 178 Street



Naturalization

Safety Concerns

Although well-intentioned, naturalization safety concerns include but are not limited to:

- Increased herbicide, pesticide, and antihistamines in our water and on our foods.
- Tall weeds and poplar trees (suckers) growing within inches of roadways obstructing crosswalk and traffic sightlines. These become expensive to remove as they quickly grow into tree trunks.
- Foxtails and thistles are well known to cause injury to pets and children often resulting in the need for medical attention.

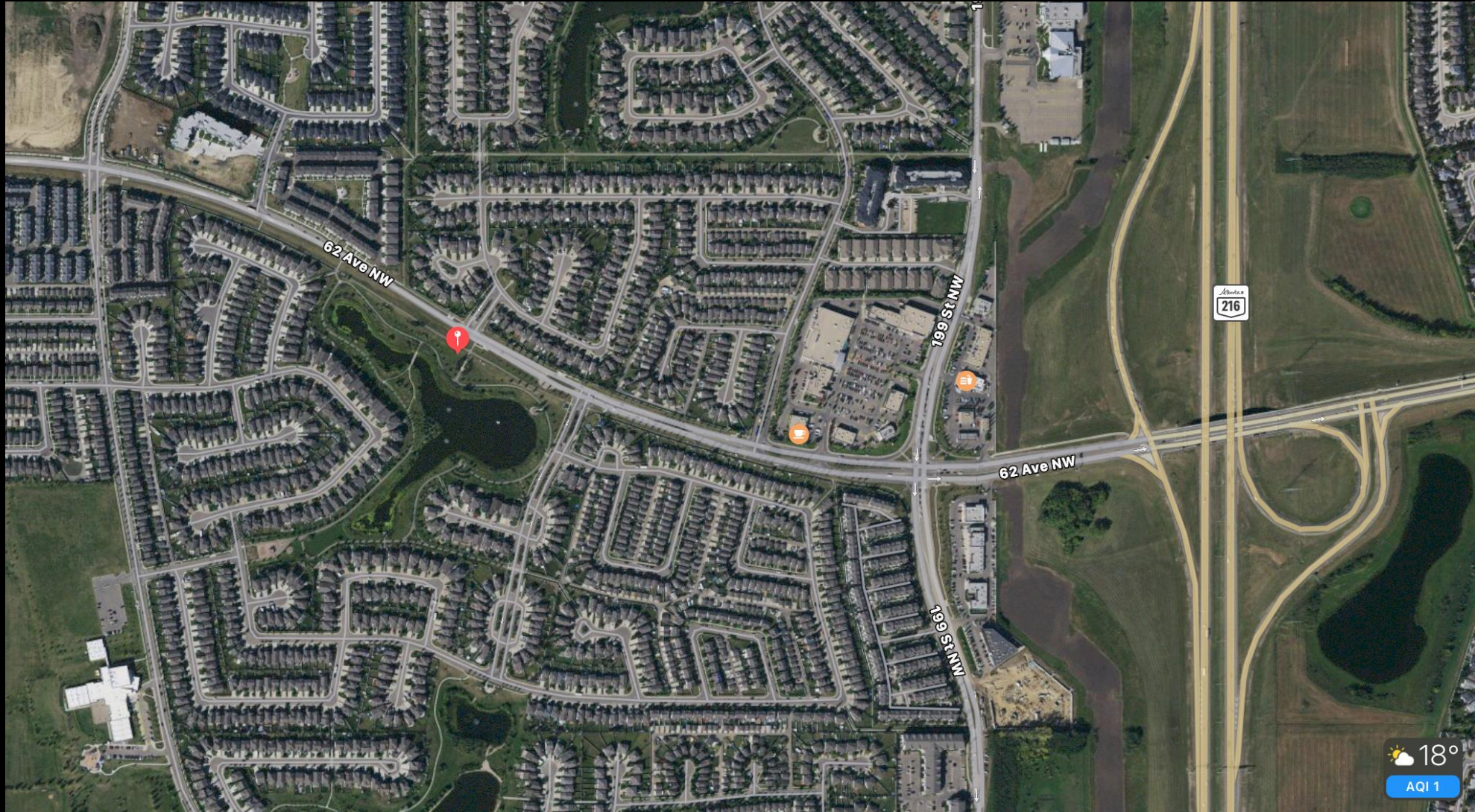
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Naturalization

Safety Concerns

- Our community is adjacent to the river and ravines and already has a prospering coyote and rabbit population. Naturalization of the storm pond area would create a welcoming and cozy residential environment for coyotes, foxes, deer, moose and rodents.
- Residents fear losing pets to coyotes even within their fenced yards (4' chain link fence).
- We do not want to lose our clear unobstructed view of the storm pond, which currently has no hiding places for predatory animals or persons.
- Concern for curious children who want to explore the pond's edge behind tall weeds.

Naturalized Doug Kelly Park



HERBICIDE

This area is being treated to manage regulated weeds and protect biodiversity.

Target Weed Noxious Weeds

Product Lontrel & 2,4D-Amine

Applied Aug 05 @ 11 AM

Ready For Use 24 hrs

Edmonton

edmonton.ca/parkcare

Doug Kelly Park



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Doug Kelly Park





Doug Kelly Park ~

Doug Kelly Park



Windermere North



NORTH



WEST

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