



West Park Residents Association Community Newsletter

#189, 917 85th St SW, Calgary, AB T3H 5Z9

What does the WPRRA do for you?

by WPRRA Board Members

WINTER 2017/18

Residents Association vs. Community Association

A Residents Association ("RA"), like the West Park Residents Association, is set-up by the developer for the purpose of maintaining the installed community enhancements that the City will not accept responsibility to maintain. In West Park, examples of these amenities include our entrance sign, flower beds, mulched areas and the traffic circle planters. Mandatory annual fees collected from residents are used to operate, maintain and manage these amenities, which in turn help to maintain the value of the neighbourhood and your homes.

A Community Association ("CA") is formed by the residents of an area. The role of a CA is much broader than an RA, managing social and recreational activities, intervening in civil matters, (e.g. development, traffic). CA's are formally recognized by the City as representing the interests of its community members. Membership in a CA is optional and fees are small relative to RA fees. As residents of West Springs, you can join the West Springs Cougar Ridge Community Association.

In both cases, it is the elected community volunteers who carry out the activities of the respective associations. Elections take place at Annual General Meetings. The WPRRA currently has seven Board members. If you are interested in running as a Board member or joining as a committee volunteer, just let us know! All residents of West Park are automatically voting members (each household gets one vote).

Staying in Touch

Keeping residents up to date on what is going on in and around the West Park community is our biggest challenge. The main communication channels we leverage are our website, email and Facebook group. This first distributed newsletter is intended to broaden our reach to ensure the most important information is reaching each of your homes. Please send us your email address and street address to be added to our email distribution list.

www.westparkcalgary.com:

- Community info
- Annual fee details
- AGM materials
- Sign-up for email distribution list
- Fence stain colour 😊

westparkresidents@gmail.com

- Contact Board members
- Update email information
- Used to issue important updates

facebook.com/groups/westparkresidents/

- Connect with neighbours
- Share important information



Community Enhancements

A number of enhancements have been made to the West Park landscaping over the last four years.

- Dog bag dispensers installed in pond area
- Improved 81st Street traffic circle planters and 9th Avenue entrance flower bed
- Re-mulched pond and tennis court beds
- Supplemented grass cutting in pond and tennis court areas beyond what City was providing
- Winter planters added at traffic circle
- Watering flower beds (typically from May to September - 1 to 2 times a week once annual flowers are planted)
- Based on City's directed increase of naturalization area around pond, contractor mowing around pond and mulched areas

And there is certainly more to be done to continue improving the area:

- Dandelion control: working with contractor to look at managing this if City will not
- Pond algae: working on installation of an aerating fountain (hoping for 2018!)
- Leaky pond: continue to press City and developer to find and repair leaks
- Irrigation: working with City to turn sprinklers back on for 2018

We would love to hear about any other improvement ideas we should consider!

KEY DATES

West Springs ASP Amendment Council vote:
February 2018

2018 AGM – Watch your mail and email for date
and details

2018/19 Annual Fees – Due by June 30, 2018

2017 AGM INFORMATION

Information available on the website:

- Minutes
- Financial statements

FOR MORE INFORMATION

Contact us by email:
westparkresidents@gmail.com

Check our webpage:
www.westparkcalgary.com

Join our Facebook group:
[Facebook.com/groups/westparkresidents/](https://www.facebook.com/groups/westparkresidents/)

WPRA Vice Presidents:

- Brian Bidyk: Acting Secretary
- Mike Cecconi: Communications
- Danny Martin: City Liason
- Chris Graham: Landscaping
- Marina Sizov: Treasurer
- Arfan Devji
- Shane Rooke

WPRA Committee Members:

- Lisa Graham: Webmaster
- Kelly Hawkins: Facebook Admin

Planning for Pond Fountain

Summer algae growth in the pond has been an issue for several years. Without the original developer planned waterfall to provide some aeration and water flow, the pond has had to be treated with bio-chemicals in the past when the algae growth caused unpleasant odours around the pond area.



We are currently planning to install an aerating fountain on the pond that will help to control the algae level. The goal is to have the fountain running for Summer 2018. We are working through the approval process with both the City and developer (which still has responsibility for the pond). More details will be shared about the fountain and the timing as we progress this effort.

Why Pay Your WPRA Fees?

The annual fee is set to cover the Association’s operational costs. Our annual budget of about \$24,000 (average of \$230 per residence – there are 104 homes in West Park) is mainly for maintenance of our community landscaping. A reserve fund is also maintained to cover investment in community improvements and contingency for unforeseen costs. The fee is reviewed each year and adjusted as needed.



It is important to understand that payment of the annual fee is not optional. There is an encumbrance on each Land Title requiring payment. At the March 2011 AGM, it was unanimously agreed to charge 10% interest on unpaid fees. When a residence is sold, any outstanding fees and interest are paid to the WPRA as part of the settlement. The account balance is typically requested from the WPRA by the Seller’s and/or Buyer’s lawyer. Annual reminders are also sent via regular mail to those residents with an outstanding balance.

Payment of fees is currently accepted only by cheque sent to our PO box address. We are looking into an electronic payment method to hopefully have available for 2018.

West Springs ASP Amendment

The City is progressing with an amendment to the Area Structure Plan for the land immediately north of West Park. Council will be voting on the proposed Amendment in February 2018. Residents will have the opportunity to submit feedback and to speak at this meeting. Additional information is available at calgary.ca/westspringasp.

