

Jagare Ridge Homeowners Association
Questions From Residents during the Annual General Meeting
October 15th, 2020



Merl Riemer

Q 1. How many residents voted?

A 1. There were 34 Proxies were submitted by members for the AGM

Q 2. Does Melcor have someone to monitor the builders so that they keep their sites clean and the roads clean and passable for residents?

A 2. Yes, our development manager is on site regularly. Melcor also holds a deposit to ensure Builders are accountable for maintaining high standards. We also encourage residents to reach out to us directly with any concerns.

Bill Pechtel

Q 3. How many lots paid including pro-rated lots, at end of 2018 and 2019?

A 3. In May 2018 there were 241 lots registered in Jagare Ridge and at the end of 2019 there were approx 266 registered lots. The 2019 financials reflect revenue collected on both those years. They are located [here](#)

Q 4. St. Albert does an outstanding job of maintenance throughout the whole City - even during Covid...Edmonton has no excuse for the very poor look of our City...

A 4. We encourage residents to reach out to the city to relay concerns over their maintenance schedules.

Q 5. What will be approximate cost be for the total staining and how will the HOA pay for it in future if there is no reserve fund since we're running a yearly deficit already?

A 5. The re-staining cost is being borne by Melcor. The HOA will not need to repaint for approx. 5 years. The HOA will save the cost of the stain for future budgets when the time comes to restain. At that future time the association will have more homes and adequate funds to include the staining.

Q 6. How long will this new stain last before it has to be reapplied?

A 6. Approx. 5 – 6 years weather dependent.

Q 7. Why would we be forced to use the City exclusively if we're paying for the service and getting substandard levels of service? Do the City crews do only City owned land or the entire subdivision including areas owned by Jagare Ridge?

A 7. The city only maintains their lands/areas and their standard is two visits. The City of Edmonton advised that an agreement with Jagare Ridge golf course to maintain this parkland is not appropriate and All City of Edmonton sites have a set amount of maintenance per summer season. The Board have contracted the City for additional maintenance during the 2020 season. We will keep everyone informed on progress made in this area. The Golf course continues to maintain the HOA areas.

Terry Carlyle

Q 8. How many proxy votes does Melcor have?

A 8. There are 2400 Jagare Ridge votes in respect of lots registered in the name of Jagare Ridge Communities Inc. Jagare Ridge Communities Inc. does not use their votes in the election of Resident Directors.

Q 9. Hayes Ridge Road bushes need to be trimmed more frequently as it seems that drivers tend to drive faster than the 30KM limit in the park area. Are there plans to trim bushes more frequently?

A 9. This is the responsibility of the City of Edmonton and we encourage residents to reach out to the City with concerns pertaining this. The golf course has regularly trimmed it to clear the visibility.

Brian Gerdes

Q 10. Please discuss fence refinishing information

A 10. The community fencing re-staining will be complete in three stages. The first stage is 98% complete. Detailed Information will be added to the website shortly.

Q 11. How many times did the city contractor come out compared with what was contracted?

A 11. Please see confirmed maintenance update [here](#).

Q 12. Have we been billed (fully) by the contractor?

A 12. Not to date.

Karen and Greg

Q 13. Could some budget be allocated annually to replace shrubs that have died?

A 13. Depending on the location of the shrubs, the HOA will be responsible to replace, or the City will be responsible to replace. Please see Maps [here](#).

Andreas Azarko

Q 14. How is graffiti on homes to be handled? This does not look good and should be removed. The graffiti has been there for months and not removed.

A 14. This home is private property, and will need to be addressed by the owner. Melcor has reached out to the resident to offer assistance with cleaning it.

Dawna

Q 15. Is there or could there be a write up in our newsletter regarding speeding along 141 Street and Howatt Drive on the front street please asking all residents and their visitors to slow down?

A 15. This is a great suggestion and something will be added to the website and future newsletters. Residents are also encouraged to reach out to the City traffic division.

Mike Aftergood:

Q 16. on the west side of the hole 17, there will be a road going west? Will there be a south exit from the that development down to 28 Ave.?

A16. The current Area structure plan includes both an extension to the road going west past hole 17 and has it connecting down to 28th ave. For traffic safety and congestion purposes, we anticipate this connection to 28th ave to occur once development of the lands to the West are completed.