



Monday May 2, 2016

A Letter from your volunteer Board of Directors in 2015/2016

Dear Residents of the Lake at Heritage Pointe Community:

As we approach the Annual General Meeting scheduled for June 6th, your Board would like to take this opportunity to update all residents with the successes of the past year. In addition, we extend our sincere thank you to those community members who have engaged the Board with questions, comments and the sharing of knowledge; your contributions have been invaluable.

Coming together for the first time in 2014, current board members committed to a mandate to grow the Association's economic stability; through streamlined budget planning, and careful execution, we have been successful in exceeding our own targets. The LAHPOA contingency fund has grown by \$165K+ in 2015. Your Board remains committed in its approach to replicate these strong results in 2016 and look forward to sharing with you our vision at June's AGM.

Two capital projects are slated for completion this calendar year. As presented at the AGM last June, structural reparation to the Lake House is critical. Following cost assessment, the LAHPOA applied for grant assistance through the Alberta government's *Community Facility Enhancement Program* based on projected minimum repair costs of \$90K. At the end of October 2015, we were delighted to receive feedback that 100% of our matching grant request was approved. A cheque for \$45K was deposited and we anticipate construction taking place this fall once high season for recreational use of the beach has passed. Note too, this \$45K has been allocated as special disbursement in 2016 and does NOT make up part of the \$165K contingency growth recognized in 2015.

Construction of a storage facility/garage is anticipated to begin in June of this year, set back into the berm across the street from the Lake House and accessible via the parking lot. Special recognition goes to board member Ryan Sawatzky, who has dedicated an incredible number of personal hours to perform due diligence around site selection, development and building permits plus engagement with community stakeholders most impacted by the site plan. An Open House is scheduled for Tuesday May 17th, 7:00 p.m. in the Lake House, when residents are invited to view the building concept and walk the site location. We are extremely excited to move forward with this project and satisfy a need identified by the community many years ago.

2016 saw the introduction of a new Community Management strategy. Prior to this, the vast majority of services required in the maintenance of our neighbourhood were contracted to

outside providers, a sizable piece of annual expenditure. These include line items such as snow removal, electrical services, goose control and Christmas light installation; we paid costs for rental of equipment/machinery used in all areas of green space maintenance, plus their inherent off-site storage expense each year. Following much discussion around ways to maximize efficiencies, grow our self-reliance and realize greater return for homeowner fees, it was determined that a locally-based staff, capable of performing these responsibilities using LAHPOA-owned assets, was key. The skill sets brought to the table by new Community Manager Don Waldorf, a resident of the Lake at Heritage Pointe, and Property Manager Brett Oliver, with family residing in the community, have been instrumental in putting this plan in motion. Again, we look forward to sharing these successes with you at June's AGM.

Keeping the LAHPOA fiscally sound is the primary objective of any Board you will engage at any time. However, so much more goes into making a community *feel* like a Community. When we as neighbours get to know one another, interact together and share in the enjoyment of being part of something beyond our own front doors, our lives are just... better.

To this end, we have tasked Don Waldorf with the introduction of more frequent community events to engage residents of all ages. Next on the calendar are the Perennial Plant Share May 15th; Parade of Garage Sales May 28th; Bike Parade & Slo-Pitch Tournament/BBQ with the Firefighters June 25th; Stampede Breakfast July 9th; Kid's Torch Relay & Mini-Olympics Day in August; an adult Social evening in August; Movie in the Park August 27th. Watch the bulletin board for an assortment of fun beach activities all summer long. Many hands make light work and volunteers are instrumental. Please consider offering your time in support of these events!

A special thank you goes out to those community members who have stepped forward to form a Water Committee under the direction of board member Bryan Dozzi. Mark O'Henly, Glenn Ruskin, Jim Chuey, Heather Harris and Gord Oliver have met with our Community Management team several times since March to share their knowledge and gain familiarity with the operations and maintenance of our aquatic ecosystems. There are so many pieces to the puzzle: chemical treatments at appropriate intervals; fish stocking; goose control; pumps and aeration; fresh water delivery; and how each of these affect recreational use and the Lake's availability as a fresh water resource in times of emergency. Again, it's volunteers like this that ensure the knowledge capture and sustainability of our largest asset well into the future.

We hope you'll join us at the AGM June 6th. Three sitting board members leave us, having reached their three-year term. If you have a passion for your community and an interest in making it the best it can be, please consider putting your name forward for nomination to the Board.

In the meantime, best wishes from your volunteer Board of Directors in 2015/2016,

Louise Ascah	Ryan Sawatzky	Peter Newton	Eugene Nagai	Don Francis	Bryan Dozzi
Chairperson	Vice Chair	Treasurer	Secretary	Director	Director