



Spring 2023 Update

On behalf of your HOA board of directors, we would like to wish everyone a Happy Spring! We thought we would give you an update on what the board has been working on for the upcoming season. If you would like to be added to our email newsletter list, please email chhoa.main@gmail.com.

Landscaping:

We will be hiring Always Landscaping again this year to do our regular weekly lawn maintenance. They did great work with the regular maintenance and enhanced our main entry last year. This year we will not be doing any large scale projects, but we will have Always clean up the east entry bed and look at the possibility of seeding the field to crowd out weeds.

Masonry Fences:

Last Fall, community members reported multiple holes created by pocket gophers under our masonry fences along the Henday. We have been in consultation with Edmonton Exterminators who will set traps deep in the ground to catch the pocket gophers before they breed for the season. Once this issue is hopefully alleviated, we will call Scorpio Masonry to assess and repair any structural damage to walls.

HOA and the Community League:

The HOA board of directors was approached by the community league to assist with the building of a community hall. Although "capital projects" (such as adding new facilities to our community) falls under the HOA responsibilities (Bylaw 3.2.1) the Community League is able to receive grants that the HOA does not have access to. The HOA provided the league a promissory note for a loan of \$150,000 which then allowed the League to secure matching grants. In doing so, the league was able to receive \$550,000 in grant money from the city, and over \$700,000 from the province! Should the Community League actually end up requiring these funds to build, repayment terms for the loan will be determined. The HOA board believes that a community hall will increase our property values and improve the community as a whole and is overall a worthwhile asset to our community.

On behalf of our friends at the Cameron Heights Community League, we would like to encourage everyone to ensure they send a \$35 donation yearly to chcl.treasurer@gmail.com. This helps our community immensely as these funds can be doubled and tripled with available grants. This allows our League to run all social events, build amenities like the skating rink and playground, and run yearly programming for kids and adults.

Volunteer Thanks:

The HOA hosted a "Thank You" reception for all of our community volunteers over this past year at Woodshed Burgers. Our community is grateful for all of the support from our neighbours who make this community so vibrant: garden committee members, rink ice makers, haul it away day volunteers, community league members, soccer coaches, hall building committee members, casino volunteers, safe street labs volunteers, financial auditors, plant waterers and community event volunteers. Thank you to everyone who has given their time to make Cameron Heights a great place to live!

Website:

The HOA has recently improved and updated our website (www.cameronheightshoa.com) to provide current news and updates. We will endeavour to provide monthly updates from our meetings under the "meeting and updates" tab. We are currently working on migrating our generic gmail accounts to organizational accounts. We will update the website and at the AGM once this is completed.

Management:

Our current HOA manager, Donna Fruhwirth, has completed her term and the HOA board will not be renewing her contract. We will instead be welcoming Tammy Aab as our new HOA manager on a temporary basis which could become permanent in the future.

Yearly Dues:

Thank you to all of those who have paid your HOA fees for this year. They are mainly used towards augmenting the landscaping in our community (beyond the City trimming/maintenance schedule), repairing damage to masonry walls, adding to the reserve fund for masonry walls, and paying for HOA management. If you have not yet paid your HOA dues, they were due at the end of March and continue to accrue 18% interest. Please e-transfer \$240 to chhoa.main@gmail.com and include your address in the comments. We currently have 118 unpaid homes for this year and 34 homes owing 2 years.

Info on Pocket Gophers:

A small bit of information on Northern Pocket Gophers

1. People often mistake them for moles (which are not in Alberta)
2. They are nocturnal. But will tunnel during the day.
3. Capable of mounding 3 times in a 24 hr period with the right soil conditions
4. Feed on vegetation such as roots and bulbs.
5. Trapping is by far and above the best means of elimination.
6. Are smart to poison baits.
7. Multiply once a year in our climate (litter can be up 5-6 offspring in June, July)
8. Lifespan is around 5 years.
9. Cause major damage to homeowners' property and surroundings
10. Have a few Predators (owls, coyotes, and foxes)

The process:

1. Rake down all the current mounds.
 2. The following days return to check on fresh activity.
 3. Insert instant elimination traps into their tunnel systems.
 4. All traps (underground) will have a small amount of paint applied to the surface ground so we can locate them the next day.
 5. Traps will be checked each day until rodent is removed and no more signs of mounding are occurring.
 6. Light traps cannot be used in this situation due to public access (people walking dogs along here).
 7. When no more activity occurs for 3 days, we will remove all traps buried in the soil.
- Overall, the process can take up to 14 days depending on the weather. If it gets hot and dry, they tend to not dig mounds.