

# PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION

## DONSDALE.CA

November 10, 2016

Dear Properties of Donsdale Homeowner,

In 2016, your volunteer board for The Properties of Donsdale Residents Association continued to work hard to manage and maintain our assets and provide value to our homeowners.

This year, the upkeep of our community was transitioned to Delta Valley Landscaping and Water Works Ponds. This has given us access to new expertise while reducing the overall costs to the Association. As there are many different areas and systems requiring care, this year has been a learning experience for all involved. Minor hiccups were inevitable and we were pleased to find these contractors very responsive to concerns raised. We look forward to working with these companies into the future.

With the intent of having clearer pond and waterways, the stream courses and concrete structures were extensively cleaned prior to pump start-up in the spring. During the summer, the streams were treated with eco-friendly bacterial supplements and clarifiers to reduce algal growth. Unfortunately, our plans to capitalize on these measures through aeration in the pond didn't come to fruition due to complications in running electricity to the compressor system. After exhausting all other avenues, we will be proceeding with a directional-drilling solution to provide power from our existing electrical panel. This will enable us to get the aerators running early in the spring. We anticipate much more pleasing views in 2017!

If you notice something needing attention (e.g., fences, fountains, pond, park, stream courses or their amenities) or if you have maintenance questions, please send us an email at [maintenance@donsdale.ca](mailto:maintenance@donsdale.ca)!

Enclosed you will find your invoice for the **2017 Residents Association fee**. This fee is due by January 1<sup>st</sup>, 2017. As in 2016, we are asking each homeowner to voluntarily contribute to the reserve fund. Most of the enhanced amenities in our neighbourhood are now well over 15 years old. Having sufficient money in reserve will help ensure that inevitable repairs and replacements can be completed. We are pleased to report that in 2016, 70% of homeowners stepped up to this request. It is clear that homeowners value the beauty of our neighborhood and we hope for an even greater response this year.

We understand that homeowners value the unique and desirable amenities within our neighborhood, and like you, we want to see them maintained. We will continue to take steps to ensure we all enjoy our community of The Properties of Donsdale today, tomorrow, and long into the future.

From our families to yours, have a wonderful holiday season and a joyful new year!

On behalf of your board of directors,



Hussein Keshwani  
President

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**2017 NOTICE OF ASSESSMENT**

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The 2016 fee is due on or before **January 1, 2017** and was calculated as follows:

Residents Association Fee	\$324.48
GST	<u>\$ 16.22</u>
Subtotal	\$340.70
Voluntary Contribution to Reserve Fund	<u>\$109.30</u>
<b>Total</b>	<b>\$450.00</b>

Cheques should be made payable to the **Properties of Donsdale Residents Association**. Please clearly indicate the address in Donsdale for which you are paying. Only cheques, money orders, or bank drafts will be accepted. Please mail payment to the address below. Note that this is a mailing address only and not a physical location.

Properties of Donsdale Residents Association  
212 Darlington Crescent NW  
Edmonton, AB T6M 2T2

If you are a new homeowner in the Properties of Donsdale, please be sure to provide us with your contact information so we can update the register of members. We also welcome all homeowners to provide us with your email address, or subscribe at **Donsdale.ca**, to enable you to receive periodic updates and reminders.

Should you have any questions regarding payment of your Residents Association fees, please connect with us by email at [accounts@donsdale.ca](mailto:accounts@donsdale.ca).

Sincerely,

Your volunteer board of directors

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**If you've ever had a desire to help support your community, this is your opportunity!**

Our pond and streams make The Properties of Donsdale one of the most desirable areas to live in Edmonton. Unfortunately, while our almost self-contained ecosystem is beautiful, it requires a fair bit of ongoing care and attention. The plumbing, pumps and supporting electrical circuits are a complex network of engineered systems and keeping everything running while minimizing our costs, is a formidable task. To that end, if you have knowledge or experience in these areas and would like to help us out, or if you'd just like more information, please send us an email at [maintenance@donsdale.ca](mailto:maintenance@donsdale.ca).

The more our residents become involved in supporting our community, the better it will be. If you'd like to know more about how you can get involved, please contact us at [info@donsdale.ca](mailto:info@donsdale.ca). There is a particular need for members with an interest in communications!