

# **Bridle Estates Homeowners' Association Newsletter**

**August 2021**

## **AGM follow up**

Thank you to all homeowners that were able to attend the virtual AGM, held on May 31, 2021. The meeting was conducted successfully, despite some of the technology challenges. In response to a couple of concerns raised during the AGM, the Fence Committee will be reconvened this fall to assess the condition of all fencing, including the chain link fencing. Once their recommendations are available, the Board will allocate budgeted dollars for this purpose and schedule the required repairs for next year.

A homeowner suggested an alternative format for the AGM Meeting as the current format did not allow a place to introduce New Business. The Board will be discussing the AGM format and the possibility of making some changes.

## **Board walkabout**

In June, some Board members spent a few hours walking our community. The participants overall opinion is that the community shows pride of ownership. Thank you to all homeowners for the care and attention that you give your properties and kudos to Calgary Services for getting it mostly right! Also, thank you to all homeowners who made sure your sprinklers avoided watering on Tuesday and Wednesdays and made it easier to cut. Owners are reminded that Calgary Services will only weed non-complex front gardens (trees and shrubs only) to avoid mistaking perennials and flowers for weeds. Side and back yard gardens and tree wells are the responsibility of the homeowner and owners are expected to meet the requirements of the covenant (Schedule C, Fencing and Yard Control Covenants). The Covenants and Articles for Bridle Estates are posted to our website. Of note, many homeowners decided to paint this year and the freshened colors have positively impacted the community.

## **Update on Committee Structure**

As part of the Board's initiatives for the 2021-2022 season, the Board met recently to discuss the committee structure we currently have in place and to determine what, if any, changes we want to make.

Currently, the Board has 4 committees – Architectural Controls, Landscaping, Grounds maintenance, and a Fence committee.

For the past two years the Architectural Controls committee has functioned as a standing committee of the Board. They have been meeting regularly and have provided the Board with very helpful advice and recommendations concerning exterior changes requested by owners, the design and construction of the 24<sup>th</sup> St. fence, and the improvements to the pavilion. Because these major projects have now been completed, the AC committee will function on an

ad hoc basis, at the request of the Board. The current five community volunteers serving on the AC committee will be invited to continue in their role.

Landscaping and Grounds Maintenance will be combined into one larger Grounds Maintenance committee to oversee the summer and winter maintenance and service provided to all grounds in Bridle Estates. The mandate and composition of this committee will be determined in the coming weeks. The current volunteers on the Landscaping committee will be invited to continue in their role, and we will be seeking additional volunteers from the community to assist us on this committee. Stay tuned!

The Fence committee will continue on unchanged, with a mandate to inspect fences and make recommendations to the Board concerning maintenance of all our perimeter and chain link fencing. All current members of this committee will continue on in their role.

We will be adding a new Social committee with a mandate to organize a minimum of two community events per year. We will be seeking volunteers for this committee in the coming weeks.

Another new committee will be a Policy Review committee with a mandate to ensure that the policies established by the Board are reviewed in a systematic way. We anticipate that this committee will be composed of Board members only.

### **Odds and sods**

The Library in the Pavilion is full! Please feel free to have a look and take some reading home.

The benches have been a hit and now, there is non-drinkable water available to clean the Pavilion area.

The Linear Park is definitely looking better and issues regarding the drainage are trying to be addressed with simple solutions. We currently have a request for quotes to finish the area by the exercise equipment and change some of the landscaping around the Pavilion to low maintenance plants.