



WENTWORTH

**Wentworth Residents' Association
2024 AGM Presentation**

April 25, 2024



Agenda

- Meeting Guidelines
- Introductions
- Elections
- 2023 Report
- 2024 Budget & Plans
- Q & A Session





Meeting Guidelines

- The Board will present the business portion of the meeting through to the elections
- The floor will then be opened up for a Question session where everyone may take an opportunity to share comments, concerns or ask questions
- We ask that everyone be respectful of the Board as well as their fellow residents
- Each household will be given two minutes to talk to ensure equal opportunity for all
- If you cannot follow these rules, you will be asked to leave the meeting



Introductions

- WRA Volunteer Board of Directors
 - President: Tyler Dash
 - Treasurer: Raheel Panjwani
 - Secretary: Denise Pelletier
 - Directors: Carl Reine, Dave Hager, Joseph Healey, Lindsay Henwood, Renee Alessio, Shimon Lakhman & Vanessa McCann
 - We'd also like to thank three Directors who recently resigned:
 - Avneet - who helped secure the public art grant
 - Dmitri - who helped greatly with fence maintenance
 - Saul – who helped research community playground upgrades





Elections

- **Always looking for additional members to join!**
- The Board may consist of up to 15 Directors
- Opportunity is open to all Association members
- The president is elected every two years
- Tyler is currently in this position and is moving into the second year of his two-year term





Elections

- Alongside the President, there is opportunity for up to 14 Directors
- There are nine Directors willing to continue:
 - Carl, Dave, Denise, Joseph, Lindsay, Raheel, Renee, Shimon and Vanessa
- Anyone else interested in becoming a Director?





2023 Report

www.mywentworth.com



contact.wentworth@gmail.com



2023 Report

Landscaping

- The landscaping contract was moved to Landform (from Foothills)
 - Foothills had significantly increased their pricing
 - Our primary contact had moved to Landform and could offer better pricing and consistency of service
- Landform added mulch and more annual flowers were added to the beds, at no extra cost to the Association, in an attempt to combat the hot/dry summer conditions
- The spruce trees were pruned to reduce branches making contact with the wooden fence
- Tall perennial grasses in the beds were split with the extras being given to members in the fall
- No enhanced landscaping projects were undertaken in 2023





2023 Report

Stone Wall Maintenance

- The horizontal black metal railings along north perimeter (Old Banff Coach Road) and east perimeter (85th Street) of the community were repainted in 2023
- This was covered under warranty from the maintenance project completed in 2022





2023 Report

Fence Maintenance

- A thorough legal review of the community restrictive covenants as well as a reserve fund study were completed
- The stone fences/pillars located throughout the community (with few exceptions) are the joint responsibility between the homeowner and the Association
- Continued maintenance of these fences is planned for 2024





2023 Report

Snow Removal

- The only snow removal obligation the Association has is to the sidewalk adjacent to the wooded area, owned by the Association, located on the south side of 9 Avenue between Wentworth Rise and 89 Street
- All other pathways are the responsibility of the City of Calgary





2023 Report

Bylaw Update

- The Association was established in 2006 by the Developer who created the bylaws
- This year, the Board embarked on a project to update and modernize these bylaws
- A special meeting was held to pass a special resolution approving the updated bylaws
- The special resolution was in January 2024 and the new Bylaws are now in place
- A copy of the WRA Bylaws is available [here](#)



2023 Report

Fee Collection

- 100% collection rate in 2023
- Continued to follow the strict collection policy developed the previous year
- Six homeowners were sent to collections
- All have put their accounts back into good standing



2023 Financial Report

Financial position continues to remain sound

- The fiscal year ended on February 29, 2024
- Bank balance at year end was \$158,179
- A copy of the complete 2024 financial statements is [available here](#)

| | Budgeted | Actuals | Difference |
|--------------------|-----------------|----------------|-------------------|
| Revenue | \$183,000 | \$194,059 | +\$11,059 |
| Expenses | \$145,300 | \$123,202 | +\$22,098 |
| Net Surplus | \$37,700 | \$70,857 | |

2023 Financial Report

Revenues

\$194,059

Expenses

\$123,202

| | |
|--|----------|
| Standard (contracted) landscaping services, includes annuals | \$71,500 |
| Landscaping Enhancements | \$0 |
| Fence Maintenance: perimeter stone wall | \$0 |
| Contractor's services | \$23,174 |
| Snow removal | \$4,386 |
| Community Initiatives (i.e. community cleanup, garage sales, doggie poop bags, libraries) | \$1,154 |
| Administration (i.e. invoicing residents, online payment fees, web hosting, meeting costs) | \$9,112 |
| Insurance | \$2,159 |
| Reserve Fund Study | \$1,260 |
| Restrictive Covenant Review | \$2,515 |
| Bylaw Update | \$7,942 |

Surplus

\$70,857





2024 Budget & Plans

www.mywentworth.com



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2024 Budget

Revenues

\$200,940

Expenses

\$187,650

| | |
|---|----------|
| Standard (contracted) landscaping services, includes annuals | \$76,000 |
| Landscaping Enhancements: soil enrichment | \$7,000 |
| Spruce Tree pruning and replacement, if needed | \$5,000 |
| Fence Maintenance | \$50,000 |
| Contractor's services | \$20,000 |
| Public Art Project | \$10,000 |
| Snow Removal | \$5,150 |
| Administration & Insurance (i.e. invoicing residents, online payment fees, meeting costs) | \$11,000 |
| Community Initiatives (i.e. community cleanup, garage sales, doggie poop bags) | \$1,500 |
| Legal Fees, if needed | \$2,000 |

Surplus

\$13,290





2024 Budget

- Revenue projection
 - Annual Fee was increased by \$20 to \$270 for 2024
 - 732 homes x \$270 fee x 100% collection rate = \$197,640
 - Plus, interest earned from savings (\$3,300) = \$200,940 in total revenues
- Surplus for the 2024-25 fiscal year
 - Revenue less 2024 expenses (\$187,650) = \$13,290
- Financial position going into 2025
 - Current bank balance (\$158,179) plus surplus (13,290) = \$171,469
 - Sufficient funds available for future projects and/or contingency



2024 Plans

- Landscaping
 - Continuation of contracted landscaping services with Landform
 - Pro Mix will be added to all the in-grounds beds this spring to enrich the soil quality
 - Funds will be set aside for any spruce trees that require removal/replacement
- Snow Removal
 - Snow removal will continue with the current contract as service received was excellent



2024 Plans

- Fence maintenance projects are planned for five sections to ensure the continued integrity of our community fences
 - Three sections located along Wentworth Drive (stone pillars with wooden fence sections between)
 - Two sections along 89 Street (stone pillars with vertical metal railings)





2024 Plans

■ Community Initiatives

- Continue to maintain the four doggie poop bag dispensers
- Continue to maintain the five Little Free Libraries
- Community-wide garage sales are scheduled for May 25, 2025
 - The Association will set-up roadside signs advertising the sales (partnering again with Springside)
 - A map of participating homes has been added to mywentworth.com
 - Residents can send us an email to have their address added to our online map
 - Community members sell and keep all the proceeds





2024 Plans

- Public Art Project
 - The Association obtained a \$10,000 public art microgrant from Calgary Arts Development
 - The funds must be spent in 2024 on a new public art project in the community of Wentworth
 - A local artist must be hired to complete the project
 - The project is still in its planning stages
 - However, there must be an element of community engagement – so stay tuned for this later in 2024!



**Thank you for attending and taking
an interest in our community
Any Comments, Concerns or Questions?**