



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





# 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](http://www.mywentworth.com)



[contact.wentworth@gmail.com](mailto:contact.wentworth@gmail.com)



# 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

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**\$13,290**





# 2024 Budget

- Revenue projection
  - Annual Fee was increased by \$20 to \$270 for 2024
  - $732 \text{ homes} \times \$270 \text{ fee} \times 100\% \text{ collection rate} = \$197,640$
  - 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](http://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?**