

JRHOA 2023 AGM Q&A

Has there been a study to determine an appropriate Reserve Fund or Contingency?

While the HOA is not required to have a Reserve Fund Study, it is being completed and will cover only those areas in which the HOA is responsible for, including 50% contribution to the maintenance of the waterfall. Core Real Estate Group continues to work with the consultant as the initial draft included areas which were not the responsibility of the HOA. It is important to understand that there is a difference between an HOA and a condominium. A condominium is required to maintain a reserve fund study as a condominium owns infrastructure. An HOA is not required to maintain a reserve fund study and does not own any infrastructure. The HOA only allows for maintenance of infrastructure that is, in our case, on both public (planting beds etc) and private (fencing) property.

Will residents be able to review the Reserve Fund Study?

Once the Reserve Fund Study is completed and approved by the Board, it will be posted on to the website.

Do we need a bigger contingency fund? For example, what happens if the waterfall pump needs a \$50,000 repair?

As the Reserve Fund Study is underway, and the HOA is responsible for 50% contribution to the waterfall, this was highlighted as an item. Melcor is working closely with consultants on the waterfall to ensure that it is in good condition upon turnover.

What is the update on the Condo development on 141 Street and will this negatively affect the community?

The development will remain similar to the community aesthetic and the Architectural Guidelines, as such, we do not believe this development will have any negative impacts on the community. The current zoning for this site allows for townhomes on this site.

When will hauling the dirt to new phases of Jagare Ridge be completed?

There is currently a lot of grading on the West of JRHOA which we anticipate to be completed next year.

Is it possible to haul dirt from 28th Avenue instead of through the community?

Melcor does not own the connecting piece of property. Melcor is looking to see if a possible haul route through these lands off 28th ave is feasible.

Is there a standard for site cleanliness for builders? A few have very littered worksites resulting in construction debris and trash flying around the community.

Absolutely! Please report these to Triona Cosgrave at tcosgrave@melcor.ca. Melcor communicates with the builders and if not addressed, Melcor has the ability to charge them.

Does Jagare Ridge HOA need some type of liability insurance and/or general insurance to protect against unforeseen incidents?

At the moment, the HOA is covered under Melcor's blanket umbrella insurance, providing a cost saving to the Association. When the HOA is turned over, insurance will be in place to cover the HOA and directors and officers. We anticipate this to be 3-4 years.

Will there be a fall social?

This will be discussed with the Resident Directors at the next Board meeting.

Has there been any internal discussions on what we as a community can do to improve the decaying appearance of the park? The steel tree supports that are not wired to the trees are useless.

We encourage residents to review the map on the JRHOA website to see what the HOA is responsible for. A lot of the park is the responsibility of the City of Edmonton and would need to be directed to 311. Residents within JRHOA pay a lot of Property Taxes so that should be the first point of contact. If you have a specific area that falls under Melcor's responsibility, please email Triona Cosgrave directly at tcosgrave@melcor.ca. If there is an item pertaining to the HOA, please contact Core Real Estate Group at info@coremanagement.ca

I was wondering about the grass areas backing onto Hole 14; the thistles are out of control and migrating into our properties.

The City of Edmonton does not allow spray to be used to kill weeds on public property. Melcor will continue to encourage the golf course to spray in applicable areas.

What can be done with all the weeds?

Core Real Estate Group is working with Seasonal Impact to supplement City of Edmonton landscaping. As previously mentioned, due to a restriction on spraying, weeds have to be hand-picked. We continue to work with the contractors to ensure they are on-site more often. The 311 app is very effective and responsive if you see items. The app allows you to submit a ticket with a picture and track progress.