

Historical Context and Community Features

Initially, when Melcor, the original developer, approached the City of Airdrie to obtain a development permit for Kings Heights, a comprehensive development plan was submitted. This plan included several distinctive features that go beyond standard community developments. These features include the north-south rock walls along Kingsview Blvd., multiple stone structures at various community entry points, illuminated signage at entrances, floodlights along the base of the Kingsview Blvd. perimeter fence, two pond features with four fountains, amphitheaters with lighting, a stone and timber drawbridge on Kings Heights Way, a stone and timber bridge over the north pond, and additional lighting above the drawbridge.

In 2023, the HOA commissioned an independent study of these structures, estimating their replacement cost at approximately \$861,000. A copy of this reserve report is available on the Kings Heights website under the Financials tab, with Page 30 providing a summary of estimated annual expenditures necessary to maintain these features and contribute toward reserve funding. Over recent years, the HOA has allocated funds for fence repairs, lighting maintenance, sign refurbishments, and masonry repairs, with work tendered through competitive bids. Moving forward, significant repairs are anticipated for the stucco perimeter fence along Yankee Valley Blvd.

Development and HOA Formation

The City of Airdrie required the establishment of the HOA because they were fully aware that these additional landscape and structural features would necessitate ongoing maintenance and repairs. The city would not want to absorb these costs, hence the requirement for a homeowner's association. During the initial development phase, Melcor covered the costs of repairs until most of the community was completed, after which the community assumed control of the HOA in 2019. Originally, the HOA fee was set at \$150 per year, later reduced to \$80, where it has remained.

Property Value and Community Participation

It is our position that the additional features implemented by the original developer enhance property values within Kings Heights. Furthermore, the volunteer efforts of the HOA Board are fundamental to maintaining the community's quality and amenities. These efforts include:

- Organizing supplemental landscaping, such as flowers at entrances, flowerpots throughout the community, and weed control on grass medians.
- Acting as a liaison with the City of Airdrie to coordinate landscape services, ensuring improved service levels for grass cutting, tree removal, and bed maintenance.
- Overseeing the maintenance of community structures by working with the Property Manager to secure bids and serve as a point of contact for repairs.
- Planning community events, such as the Movie in the Park, Food Truck Night, and the Santa Shuffle 5km charity event benefiting Make-A-Wish.

While some residents may question the value of such events, our most recent event attracted over 500 attendees and received positive feedback from many community members. These events foster community spirit and also include opportunities to raise funds for local charities like the Airdrie Food

Bank. Although these events benefit both residents and visitors, the core intent is to promote community engagement and pride. Other communities within Airdrie offer up similar types of events that are open to all. Additionally, we strive to secure sponsorships to offset costs and enhance event offerings, with potential for further improvements through increased volunteer involvement. We are appreciative of the businesses that have supported our events over the past few years.

Looking Ahead and Community Challenges

We recognize there is room for improvement. Past issues with fee collection, due to former HOA management's inconsistent follow-through have resulted in outstanding balances, which have been reduced from \$166,000 in January to under \$85,000 today. We have intentionally avoided mailing invoices over the past three years, relying instead on signage, emails, and social media to communicate with residents, thereby reducing costs.

Our goal remains to effectively serve and represent the community. The current Board's motivation is not a matter of authority but a commitment to ensuring Kings Heights remains a desirable and valuable community. We believe the modest HOA fee of \$80 annually provides excellent value, supporting the infrastructure and community initiatives that contribute to our quality of life.

We look forward to discussing these topics further at the upcoming **AGM on October 21st at 7pm** and continuing to improve our community for all residents.

Sincerely,

Your KHHOA Board of Directors