

Blackburne Creek Homeowner's Association

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On behalf of all Blackburne Creek Residents, welcome to the neighbourhood! I hope that in the coming years you will find our community as much a pleasure to live in as we do.

Your lawyer or realtor should have advised you upon purchase that your property is a part of the Blackburne Creek Homeowners' Association ("the Association"). The Association was established by the developer in 1991 to protect and maintain the aesthetics and beauty of the neighborhood and to maintain a sense of community and you should note that ours is one of the oldest continuously running HOA's in Edmonton. Although the Association occasionally liaises with the City of Edmonton on common issues, **it is important to distinguish that the Association is not involved in municipal bylaw enforcement.**

A Board of Directors is elected at every Annual General Meeting (usually held in the Fall). The Board is mandated with enforcing the restrictive and operating covenants registered against all of our land titles. These documents, as well as Frequently Asked Questions (FAQ's) are posted on our website in the Documents section at www.blackburnecreek.com.

An annual fee is set by the Board and amended from time to time based on budgetary criteria. The annual fee for 2020-21 is \$90 for single family homes and \$60 for condominium units. The fee is due July 1 of every year. You should note that this fee has not increased since its inception in 1998.

Some of the items the Association endeavours to achieve throughout the year are:

- an Association website informing residents of community events and activities
- maintenance and beautification of what is deemed to be our common property
- a block party/bbq and a volunteer appreciation dinner held in alternating years
- representation of the community in relevant municipal and provincial issues, and
- a Fall Annual General Meeting of the Association where you may express your views and stand for election to the Board if you wish.

Once again, welcome to the community and we hope that you enjoy your experience in this neighbourhood. Should you have any questions, you may contact the Board at info@blackburnecreek.com. Just leave a phone number and a Board member will call you if you wish, otherwise an email response will be sent.

Yours Truly

Cameron Steenveld
Membership Secretary,
On behalf of Blackburne Creek Homeowners' Association

