



Dear Neighbour!

June 2025

On behalf of all Blackburne Creek Residents and the Home Owner's Association, welcome to the neighbourhood! We hope that in the coming years you will find our community as enjoyable as we do!

We hope that your lawyer or realtor explained to you that your property is part of the Blackburne Creek Homeowners' Association (HOA). The HOA was established by the community developer in 1991 to protect and maintain the esthetics and beauty of the neighborhood thereby protecting property values and to build a sense of community. Although the HOA occasionally liaises with the City of Edmonton, 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 tasked with enforcing the restrictive and operating covenants registered against all of our land titles. These documents, as well as many other helpful resources and information is available on our HOA website: <https://blackburnecreek.com/>. In addition, a secure members portal is available on the website where additional information regarding our financial position and the minutes from previous AGMs.

An annual fee is set by the Board and amended from time to time based on budgetary criteria. The annual fee for 2025-26 is \$110 for single family homes and \$72 for condominium units. The fee is due July 31st of every year. Please note, a \$5.00 discount is available for homeowners who consent to receiving their invoice through email. If you would like to access this discount, please email us at info@blackburnecreek.com to sign up.

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

- Maintaining an Association website informing residents of community events and activities, resources and updates
- Provision of email updates for residents who are interested
- Maintenance of common property and paying for additional landscaping beyond what is provided by the city of Edmonton



- Community events including neighbourhood clean-up, contests, and block party or community gatherings when funds allow for this
- 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.

Please reach out to us soon through email at info@blackburnecreek.com We need to update our membership registry with the names of all home owners and contact information. We are also happy to support you in accessing the member's portal and signing up for periodic email updates and emailed invoices if you wish.

Once again, welcome to the community and we hope that you enjoy Blackburne as much as we do! Please reach out to us at any time if you have any questions about the community, the architectural design guidelines, if you have suggestions or would like to join our volunteer pool to contribute to and build community.

Kindly,

Michelle Millson Kuefler
President
Blackburne Creek HOA
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