

# The Uplands Spring Newsletter 2023



## *The Uplands Annual General Meeting*

**April 19, 2023 at 7:30 pm**

### *What's New*

**AGM MEETING APRIL 19,  
2023 AT 7:30 PM**

**MESSAGE FROM THE  
PRESIDENT**

**UPLANDS HOA FEE  
INCREASE**

**ARCHITECTURAL  
GUIDELINES UPDATED**

You will receive your AGM package with this newsletter. Please take the time to read the information sent to you. You have a dedicated Board of Directors. They take their personal time to focus on this wonderful community and strive to make it better. If your presence is not an option at the AGM on April 19th, I ask that you digitally sign and return the Proxy that will also be sent out to every household email. By signing a proxy you authorize the president, Tim Bergen, or someone else (that homeowner must attend the meeting in person) to act on your behalf to vote without you being physically present at the meeting.

This digital Proxy will speed collection and will eliminate having staff members knocking at your door to collect a paper proxy. If you can not physically attend.... **PLEASE** complete the digital Proxy. You can also drop off a paper copy of the proxy to myself or my staff or drop it into the office door mail slot.

Digital Link attached:

<https://docs.google.com/forms/d/e/1FAIpQLSduG-kkWv9ejJQWkE6tdsb8SgstfLNzd4XJxVTD3giXcgPlcg/viewform?vc=0&c=0&w=1&flr=0>



APRIL 2023

## *Message from the President*

Tim Bergen

As the President of the Uplands Homeowners Association, I am proud to lead a great group of individuals who make up our Board of Directors. We are a group of people who are dedicated to maintain the value of our investments and improving the quality of life for all members of our community.

Over the past year, we have been very busy on the board of directors. One of our most significant achievements has been updating the Architectural Controls for the Uplands community. We understand the importance of modernization, while still maintaining the high standards and quality that our community is known for. With this in mind, we have made our Architectural Controls less restrictive.

These changes will allow homeowners to make exterior changes to their properties, while still maintaining the overall value of The Uplands.

However, we want to emphasize that if you plan on making any exterior changes to your property, please talk to Darlene our facility manager first and obtain board approval. This will help ensure that any changes made are in line with the new Architectural Controls and will help maintain the overall value of our community.

Furthermore, we are pleased to announce that there will be several openings on the Board of Directors for the upcoming year. We are always looking for new members to join our team, and we welcome anyone who is interested to let Darlene know. Serving on the board is a great opportunity to become involved in our community, contribute to our ongoing efforts and make a positive impact in the Uplands.

We also want to take this opportunity to remind everyone of the importance of being involved in our community. We encourage all residents to attend our regular meetings and voice their opinions and ideas. We want to hear from you and work together to make The Uplands an even better place to live.

Finally, we want to thank all of our residents for their continued support of The Uplands Homeowners Association. We take great pride in our community, and we are committed to maintaining its high standards and quality. We look forward to working with you all in the coming year.

**Coming together is a beginning. Keeping together is progress. Working together is success**



APRIL 2023

## *Secretary Treasurer & Reserve Management*

Paul Gagnon

Ah, Spring. The time of the year when my thoughts reflect upon Earnings Season. Some great Canadian Companies financials have crossed my desk, and many more are to come. This year has been especially interesting as I reflect on Silicon Valley Bank (SVB), Signature Bank, Credit Swiss, and their impact on global banking. Is this the match that sets the entire house ablaze or just a blip in the overall market.

To understand what happened, and what may happen one needs to look at what Banks sell us. In a simple word that is Trust. Trust that when we write a cheque or withdraw cash from an ATM that they have managed to invest that money into something that matches the value and time frame that we ask for our money back. In the case of Silicon Valley Bank a great deal of their deposits were held in Chequing, and Savings accounts and then were used to buy Long Term Government Bonds. When interest rates went up, these bond values went down. Even though they are guaranteed by the might of the US Government, when sold on the open market they were sold for loss, as the depositors wanted their money back. So, this mismatch of short term deposits to long term government bonds led to the demise of this bank. Most Banks, especially in Canada, match deposit lengths with loan/bond lengths. Example being a 5-year GIC would be sold by the bank, so that they can write a 5-year mortgage.

Is this the same mismatch as what happened in 2008. Not even close. In the years leading up to 2008 mortgages were given to individuals who couldn't pay them back. Then these mortgages were bundled up with other mortgages and some insurance and sold to other banks. When these mortgages became due, they were written down, the insurance was applied for, the insurance companies went broke, and the whole mess of junk mortgages melted like a snowball in spring.

My view of this current situation is that it's a Blip, there may be more failures, but its should not turn into 2008 part 2.

So back to Trust. The board of directors of the Uplands has been diligent in ensuring that our money is safe. We limit our exposure with our capital and operating reserves to \$100,000 in any one financial institution and account type to ensure that we have CDIC insurance. While also having various lengths of GIC's to match our future cash needs with planned and unplanned repairs and maintenance of our facility. We feel that this risk mitigation strategy is effective, but due to its low-risk lower return approach, we are then exposed to inflation eating away at the principle. No strategy is perfect, but this is the safer approach.

In closing, I would like to wish all of you a happy spring, and a glorious summer.



Net Income	4,186	14,355	12,380
Financing			
Short term debt	0	(1,000)	0
Common stock issued	208	660	244
Common stock repurchased	(3,042)	(5,052)	(2,976)
Common stock cash dividends paid	(1,683)	(1,363)	(3,024)
Net cash used in financing	(2,513)	(6,751)	(9,382)
Investing			
Additions to property and equipment	(498)	(491)	(934)
Acquisition of companies, net of cash acquired, and purchases of intangible and other assets	(8,627)	(69)	(9,502)
Purchases of investments	(10,047)	(5,896)	(21,246)
Maturities of investments	6,061	1,836	8,886
Sales of investments	7,835	2,603	15,371
Securities purchased	(292)	447	(358)
Net cash used in investing	(5,568)	(1,570)	(7,883)

*"Great design,  
great teamwork,  
we can achieve  
anything!"*



APRIL 2023

## *Vice-President*

Flo Reynolds

Spring has sprung and all that snow is slowly melting. I am looking forward to the leaves and flowers coming out on the trees, the grass greening, and my spring search for the best crocus clump.

Coming on the board, my priority was to apply to the Alberta Gaming and Liquor Commission (ALGC) for our homeowner's association's eligibility to host casinos. If successful, with volunteering over a couple of days once every 18 months, we would have a significant influx of funds that would go to covering operations and maintenance of our facilities. There was a lot of footwork to locate, and scan required documents from the creation of the association. The board needed to have specific positions filled and the multiple-year financials provided. The application was submitted in October 2022 and the response from ALGC was received in December. The UHA does not qualify for hosting casinos due to the structure of our membership - i.e. membership is limited to homeowners in our immediate community. The ALGC representative was very thorough in reviewing the application and recommended fund raising through gala events with silent auctions and skill competitions (e.g., guess how many jellybeans are in a jar).

Grants are applied to as they come open and are focused on specific projects such as upgrading the fitness equipment along the walking path and resurfacing the tennis courts. We are hopeful of receiving grant funds but the reality is we have not received a grant since 2018. This does show the popularity and the quality of projects that are applying to these grants.

Water leaks on both water service lines and city main lines became an issue last year with many properties having leaks discovered and others being impacted from those leaks. I took on the project to research products that could be used for detecting water leaks on the exterior of your property. The City of Calgary has a comprehensive article on Water Service Leaks on Private Property. There is a pdf guide on the water service line page of their website that walks you through the process of understanding the responsibility and detection of leaks. Most of the products found by the research were not designed for personal use and the common price tag was in the thousands of dollars. The city recommends if you suspect a water leak on your property from wet areas or feel you are being impacted by a water leak from someone else's property to call 311. A city crew will come out and investigate with their listening devices. The city can organize a contractor to address the problem, or you can select your own contractor.

Happy spring!



APRIL 2023

## ***Facility Operations***

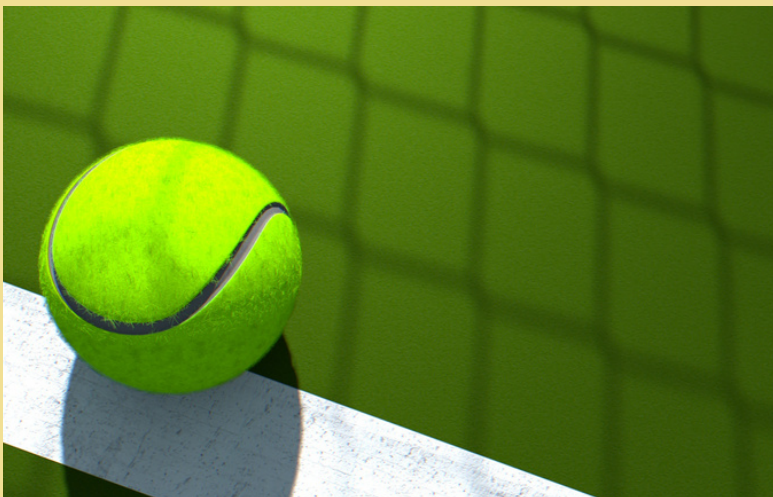
Arnold Hoffman

As noted to The Uplands residents last fall, the tennis courts are in need of repairs.

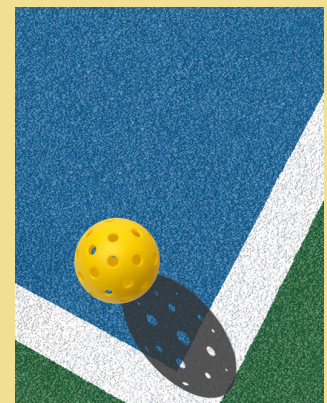
The Lower Court will be given priority for 2023. Current plans include adding Pickleball courts, basketball lines and new nets, and floor hockey lined areas. The Upper Court will be addressed in 2024.

Tomko Sport Systems have provide updated estimates. Final details and timelines for the project will be discussed with Tomko within the next few weeks. They have constructed many tennis courts in Calgary and cities in AB and BC. Given the summer requirement for this work, early commitment to having the work scheduled is imperative. We have submitted a grant application that includes renovations for the tennis court, and we expect to receive a reply regarding the funding in mid-June.

Our Facility Manager, Darlene, has been busy overseeing various projects at the community centre. Notably, she has recently resolved mold issues in the sauna by completely having the shower stall renovated. In addition, the window upgrades in the pool area are no longer causing condensation problems, thanks to new metal cladding that prevents water damage between the windows and wall. Darlene has also taken care of numerous other maintenance issues throughout the facility, which has helped maintain our sense of pride in The Uplands community.



**The strength of the team is each individual member. The strength of each member is the team**



APRIL 2023

# Architectural Development Guidelines Update

Don Murray

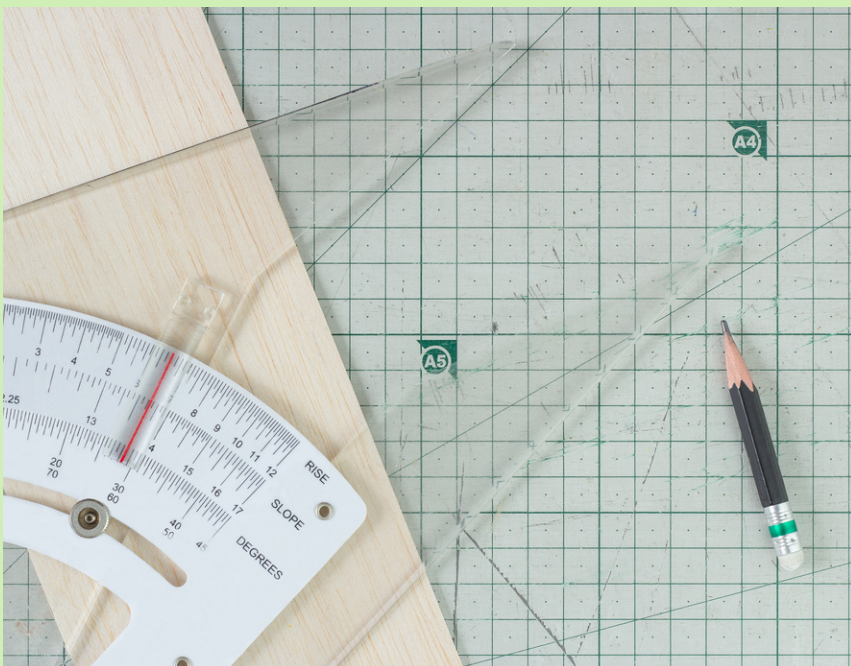
The community of The Uplands in Hawkwood is a unique residential environment characterised by unsurpassed standards of design, site development, landscaping, amenities, and security. The objective of these Architectural Controls is to establish the exterior design standards of the houses in The Uplands which are to be followed in the construction/renovation of the residences. In addition, the Architectural Controls will serve as the basis for the controls on any exterior development of the residences in the future, as agreed to and approved by the Homeowners Association in order to preserve the community's aesthetic appeal in line with the original architectural guidelines while acknowledging the advancements in available materials and styles over the intervening years.

For greater certainty, the goal of the updated guidelines is to ensure the upscale qualities of the community are preserved. The Uplands Homeowners Association is now responsible for the operation of The Uplands in Hawkwood as the developer's work has been completed.

Please visit the website for an updated copy of the guidelines:

[www.uplandrecreationcentre.com](http://www.uplandrecreationcentre.com)

**If everyone is moving forward together, then success takes care of itself**



**Reminder if you are doing any exterior renovations or construction, please see that the architectural & development guidelines have been checked. Any roofing replacement needs approval prior to purchase and installation. Email: [uha@shaw.ca](mailto:uha@shaw.ca) with your request for review and approval.**

APRIL 2023

## *Update on Uplands Fitness Program*

Dawn Erickson



We're currently finishing off our Winter fitness program and will start our Spring program on April 1st. Our Spring session will have 3 Cardio-based classes, 4 Yoga classes and 1 Seniors' class running until the end of June. We now have 7 instructors leading our classes! A big welcome to Susan Dumont who joined us this Winter for a new Monday morning Yoga class and hopes to introduce another new Thursday afternoon class in the Spring session! Watch for our Yoga advertisement in the April Hawkwood-Citadel newsletter! **These new classes need your support!** And of course a huge **thank-you** to all our residents who currently support our program and help keep our classes running.

Our Uplands' website has all the information you need to join the fitness fun!

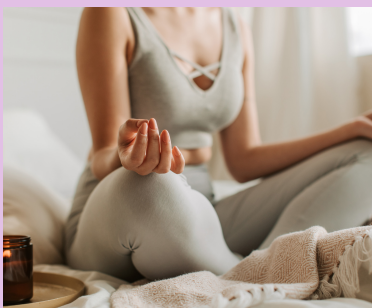


Go to: [www.uplandsrecreationcentre.com](http://www.uplandsrecreationcentre.com)

And click on "Uplands Fitness Programs". From there, you can access the following sub-tabs:

- Fitness Class Info and Pricing – describes our current session
- Fitness Class Descriptions – gives a brief overview of what to expect;
- Schedule/Calendar of Fitness Classes – shows when & where the classes are being held;
- Instructor Bios – gives you an opportunity to get to know our gals!

Our Summer session will run July and August after the Spring session ends, and so far includes our Monday night Yoga Flow and Tuesday afternoon Seniors' class. Stay tuned for more details.



**It's hard work that makes things happen. It's hard work that creates change**

APRIL 2023

## *Landscaping*

Cody Greenough



As I write this it is hard to think about flowers and landscaping as there is still snow covering a lot of the yards and green spaces in the Uplands.

As we look towards Spring, Pixie Gardens has been retained for another year of planting and seasonal maintenance on all containers and bed areas. The plan is to use 36 begonias (yellow/orange), and 30 euphorbia (Diamond Frost) on the planters at the front door of the Community Center. We will coordinate the containers on the boulevards with the Hawkwood Community.

As we also look forward to Spring, I would like to bring increased attention to a common tree disease in our Community, **Black Knot fungus**. These are large knots (abnormal growths) of bark that encircle the branch. The best time to prune is during late Winter, as the fungus is dormant, and the abnormal “knotty” growths are easy to see. Avoid pruning in the Spring when the fungus is active. The fungus is transported by spores, so the proper sanitization of pruning tools is very important to limit its spread from plant to plant. Should you see this on any of the city trees on the pathways or park areas, please contact 311 to report the location of the fungus.

Also increased attention should be paid to the noxious weeds that are common to our flower beds. There are many that may look nice, but they choke other desirable garden species, take over flower beds and lawns, and spread rapidly between yards and parks. Before allowing any plant to take hold, please ensure it is not a noxious weed.

The City of Calgary has many insightful tips and process for identification and removal on their website at the links provided below.

***Tree pests and diseases (calgary.ca)***

***How to dispose noxious and invasive weeds (calgary.ca)***



***There's always an opportunity to make a difference***



APRIL 2023

## ***Board of Directors***

May 2022 - April 2023



President - Tim Bergen  
Secretary, Treasurer - Paul Gagnon  
Vice-President - Flo Reynolds  
Facilities/Manager Liason - Arnold Hoffman  
Landscaping - Cody Greenough  
Architectural Guidelines - Don Murray  
Director - Chris MacDonald  
Director - Alan Johnson

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aaj.hillside@gmail.com

Facility Manager - Darlene

uha@shaw.ca 403-241-1975



**Teamwork is the  
ability to work  
together toward a  
common vision**



APRIL 2023

## ***Social Events***

2023

Potluck Friday - April 14, 2023 6 pm  
Stampede Breakfast Saturday - July 8, 2023 9 am - noon **(we are looking for volunteers to assist with this event)** email: uha@shaw.ca to volunteer

Hawkwood Community Garage Sale Saturday - July 15, 2023

- HCA's Parade of Garage Sales, sponsored once again by Melissa Kost CIR Realty

Beer & Wine Potluck Friday - September 15, 2023 6 pm  
Halloween Kids Party Saturday - October 28, 2023 6 - 8 pm  
Pancake Breakfast Saturday - Dec. 2, 2023 9 am - noon  
New Year Potluck Friday - January 12, 2024 6 pm

Thursday Coffee Morning - Every Thursday Morning 10 - noon

- Drop in anytime and enjoy a beverage and meet your neighbours

***The Social Committee is looking for volunteers and members to help organize and assist in the future events.***

