



ANNUAL FEE DUE

April 1st, 2025

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A Review of the Desrochers Homeowners' Association First Six Months

It has been just six months since the residents of Desrochers Villages held the first Annual General Meeting of the Desrochers Homeowners' Association (DHOA) on September 17, 2024.

With approximately 110 residents in attendance, an overview was presented of what the mandate of the DHOA is and what it hopes to achieve, questions were asked and answered and seven Desrochers residents were elected to stand as the first Board of Directors (BoD) of the Desrochers Homeowners' Association.

Six days after the AGM, these seven volunteers met for the inaugural meeting of the DHOA in order to gain an insight into who each volunteer was, and to gain an understanding of each Directors individuals strengths and expertise in serving on the BoD and to serve our community. At this first meeting the executive structure of the BoD was set, members volunteering to serve in the positions of President, Vice President, Secretary, Treasurer and three position as Directors at large.

The positions were filled as follows:

President • John Setterlund
Vice President • Collins Ugochukwu
Secretary • Anh Nguyen
Treasurer • Wenhan (Hansen) Gu
Director • Jonathan Butterworth
Director • Samya Parkar*
Director • J.R. Lopez



At this first meeting it quickly became obvious that there was much to do in order for the DHOA to function efficiently in support of the Community. A decision was made that until the BoD had addressed procedures such as financial management, insurance coverage, contractual obligations for maintenance and establishing a working relationship with the Celtic Group of Companies, our contracted property management firm, the DHOA BoD would meet every two weeks to get organized. This still remains the BoD's standard meeting schedule.

This first six months have been very busy with the Board learning what procedures for our Association were in place and functional, and what procedures needed to be re-honed to become functional. In many ways the structure of the Association was in place legally, but were not deemed functional in practical terms. With that realization the Board has been busy setting our financial responsibilities, setting our operational year to run from April 1 to March 31st the following year and most importantly, getting the DHOA insured.

Based on the expenses we knew were set, the operating budget was reviewed, a projection of costs assessed and an annual fee calculated that would cover the DHOA expenses annually was established. With that in place work with the Celtic Group proceeded in terms of confirming resident contact information and finding the correct info when it was missing, a required step to ensure all residents would receive pertinent information from the DHOA, including when each properties annual fee are due.

It must be noted that the DHOA and the Desrochers community were supported in our first year of operation with MLC Group, Desrochers Developer, having stepped forward offering to pay the expenses for the Celtic Group, our property management contractor first year working with the DHOA.

The Board wishes to acknowledge and thank MLC Group for their generosity and support in this, the DHOA's inaugural year.



This first six months of the DHOA has also seen working committees created to coordinate and support the Board in the areas of Policies and Procedures, Communications and Maintenance.

The Policy and Procedures Committee has two Director members and has set an initial policy in place regarding the Ethics and Conduct of board members. The Committee is currently working on other policy considerations and recommendations in the areas of Operational Procedures, Communications and Maintenance. This Committee's work has been deemed quite important so that in future, there will be a working procedural process in place for new DHOA Directors and for the Board to follow maintaining long term stability for the DHOA BoD and the community.

The Communications Committee which is served by three Director members and one volunteer has been busy supporting member notification of annual fees being due for all residents, as well as working at building a larger awareness of the DHOA in our community. The committee has also been reviewing the use of various social media platforms and has recently begun a review of the DHOA's website, this with the intent of performing a revision update on the website in the next few months. And last but not least, even this newsletter keeping residents apprised of the HOA's mandate and its work to date is the work of the communications committee.

The Maintenance Committee currently has one Director member and a volunteer. As maintenance accounts for the largest allotment of funds within the DHOA operating budget, the Committee is in the final step of completing an inventory of the asset responsibilities within our community, a cataloging those areas and items that will require regular or seasonal maintenance.

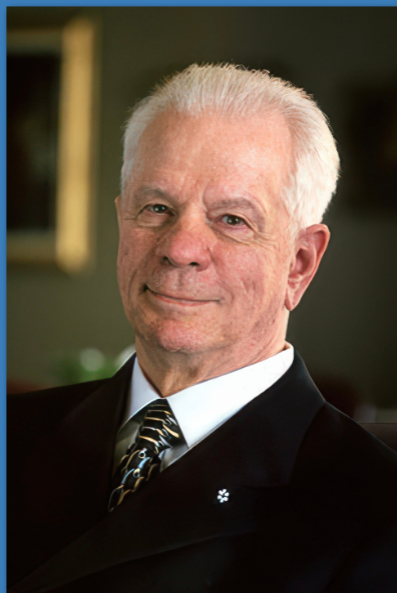
To date, Desrochers landscaping maintenance has been supplied by the developer and their contractor. That work is currently under review in terms of finding a supplier for our annual contractual services. Once the asset responsibilities have been confirmed as correct and complete, the Committees plan is to establish a regular scheduling of landscaping work required within the community by our contractor and what work is to be done by the City of Edmonton. The BoD plans on sharing that schedule so all residents in the community will have a sense how we will continue to maintain our community. The BoD has also started a review of collaborative responsibilities between the DHOA and the City of Edmonton.

Even though the DHOA BoD has only been functional for six months, the Board has started partnering with neighbouring south Edmonton HOA's to share information related to common community issues, such as the 41st Ave traffic issue.

Recently the DHOA BoD had a Director step down from the Board due to occupation time conflicts. As per the DHOA's Bylaws, the position was filled by the BoD with a resident who volunteered to run for the Board at the September 17, 2024 AGM election, but was not elected then.

On February 5th, 2025 we welcomed Samya Parkar* to the BoD which keeps the Boards strength at seven members. The Board thanks Ankur Madaan for his support and service to the DHOA in our developmental phase.

It has been a very busy first six months for your Desrochers Homeowners' Association, Board of Directors. The Board is now seeing their work evolve into a more manageable and functional structure but with some issues yet to be resolved. Undoubtedly the upcoming summer season will be the measure of our success.



VILLAGES desrochers Did You Know

Did you know that Desrochers Villages is named in honour of Louis A. Desrochers, CM, QC, LLD. Mr. Desrochers was born in Montreal in 1928 and grew up in Quebec and Jasper, Alberta. He went to school in Edmonton at Collège des Jesuit's, Collège Saint-Jean and then at the University of Ottawa.

After obtaining his law degree from the University of Alberta in 1952, Mr. Desrochers started working as an articling student at the McCuaig law firm in Edmonton. He was called to the bar a year later and ultimately became a senior partner of what is now McCuaig Desrochers LLD.

Mr. Desrochers was well known in Edmonton for taking on many different leadership roles and putting time and energy into organizations he was passionate about. He served on corporate boards, worked for hospital foundations, arts organizations, charities and community groups, also serving as the Chancellor of the U of A.

For his contributions to Canada, Alberta and the Francophone Community, he is credited with bringing Canadians together and building national unity. Mr. Desrochers was inducted into the Order of Canada and the Alberta Order of Excellence. Married for 62 years, he had five children and 13 grandchildren. He passed away in 2015.

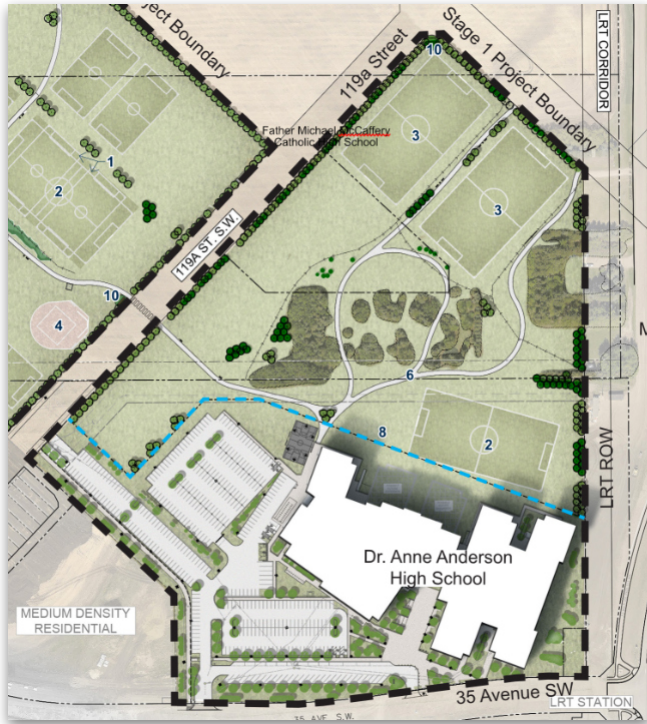
Louis A. Desrochers, CM, QC, LLD

He really was a man who understood the importance of building a village.

The Desrochers Homeowners' Association

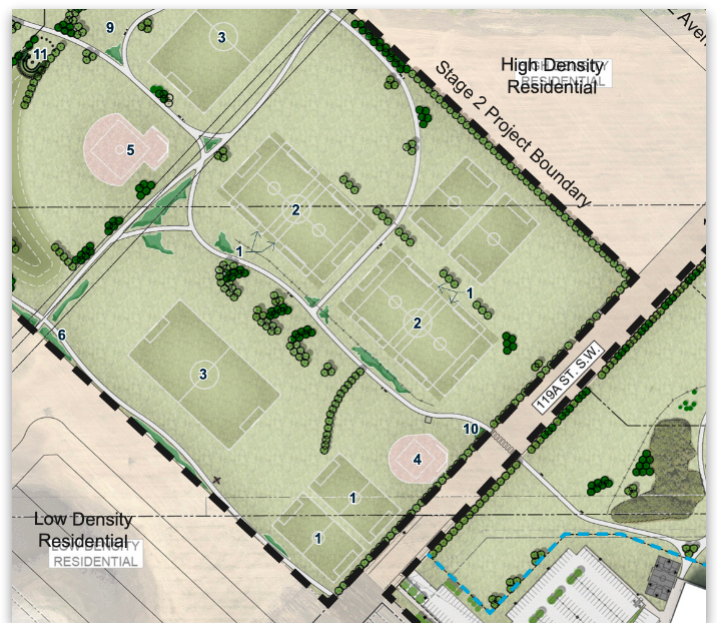
The Heritage Valley District Park

An Update... Most of the planned construction for the Heritage Valley District Park (HVDP) is complete!



Stages 1A and 1B of the HVDP, which are located behind the Dr. Anne Anderson High School and Community Centre are now open to the community. Open since early summer of 2024, it's a wonderful spot for a gentle forested stroll or to play soccer on one of the three available pitches.

West, across 119A Street, HVDP Stage 2A will remain closed this summer as it is getting some extra TLC for another growing season. The delayed opening is primarily due to the lack of moisture in 2024, and restricting access and use of this Stage will allow the grassed fields to mature and begin naturally sprouting their own grass seeds. Hopefully 2A will be ready by the end of summer 2025 for public use.





Construction of the last stage of the Heritage Valley District Park, Stage 2B, the area west and south of the Father Michael McCaffery Catholic High School was on hold until the schools construction was complete. With Father Michael McCaffery School open as of September 2024, some HVDP construction in Stage 2B was initiated, with construction anticipated to be finished in late summer 2025.

Once complete though, this area of the Heritage Valley District Park will require an additional year to mature, allowing grass, trees and shrubs to grow and flourish before it is ready for public use.

Even with delays, how fortunate are we in Desrochers to live on the southern border of this new large district park, with walking and bike trails, baseball diamonds, soccer pitches, a sledding hill, picnic areas and forested walkways. Years of recreation and sports await...

- Information for this story gathered from the City of Edmonton, Parks and Recreation website, November 2024 Update

