



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 10.2.1**

**Halifax Regional Council  
October 30, 2007**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

A handwritten signature in dark ink, appearing to read "Stephen Adams", written over a horizontal line.

Councillor Stephen Adams, Chair  
Western Region Community Council

**DATE:** October 23, 2007

**SUBJECT:** Area Rate for Glen Arbour Homeowner's Association

**ORIGIN**

Western Region Community Council meeting of October 22, 2007.

**RECOMMENDATION**

It is recommended that Regional Council:

Approve an area rate of \$65.00 per property to be applied against the properties within the mapped area depicted in Appendix "A" of the staff report dated October 5, 2007 effective with the 2008-09 fiscal year for the purpose of funding the activities of the Glen Arbour Homeowner's Association.

## **DISCUSSION**

See Staff Report dated October 5, 2007 attached as Attachment 1.

## **FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any other relevant legislation.

## **ATTACHMENTS**

1. Staff report dated October 5, 2007.
2. Extract from the draft minutes of Western Region Community Council - October 22, 2007.

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Chris Newson, Legislative Assistant



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Western Region Community Council  
October 22, 2007

**TO:** Chair and Members of Western Region Community Council

**SUBMITTED BY:**

A handwritten signature in dark ink, appearing to be "C. Sanderson", written over a horizontal line.

Catherine Sanderson, A/Director, Finance

**DATE:** October 5, 2007

**SUBJECT:** Area Rate for Glen Arbour Homeowner's Association

### ORIGIN

Interim Area Rate Guidelines were adopted by Council in January 2000 to create a process to assist communities establish new area rates, ensure that all taxpayers have an opportunity to participate in setting a rate and ensure that rates are set only for valid municipal purposes and not for services already covered by the general rate.

The purpose of this report is to determine if the Interim Area Rate Guidelines have been satisfied thus far with regard to a proposed new area rate for the Glen Arbour Homeowner's Association.

### RECOMMENDATION

**It is recommended that:**

**An area rate of \$65.00 per property be approved to be applied against the properties within the mapped area depicted in Appendix A of this report effective with the 2008-09 fiscal year for the purpose of funding the activities of the Glen Arbour Homeowner's Association.**

## **BACKGROUND**

The Glen Arbour Homeowners' Association (GAHA) "represents the interests of the residents of Glen Arbour and its goal is to create a better Glen Arbour and enhance the quality of life within the subdivision through neighbourhood improvement programs, recreational development, and social activities in our community."

The GAHA was formed in February 2000 and is registered under the Societies Act with the Registry of Joint Stock Companies. Since 2000, members of the GAHA have paid voluntary dues of \$20 to fund the activities, programs, and projects of the GAHA. In 2007 a community survey, administered by HRM, identified the future wishes of residents. As all residents will benefit from any of the activities to improve Glen Arbour, the members of the GAHA supported the proposal, at the May 2007 AGM, to have all property owners contribute to those improvements. As the annual dues have not changed since 2000 the members also endorsed an increase in future revenues, through area rates.

## **DISCUSSION**

The current status of this area rate in terms of the Interim Area Rate Guidelines is as follows:

1. ***Area rates can only be used for the provision of services within the municipal mandate; services traditionally provided by the municipality.***

Section 65 (ag) of the Municipal Government Act states that "Council may expend money required by the municipality for playgrounds, trails, bicycle paths, swimming pools, ice arenas and other recreational facilities." The Halifax Regional Municipality and its predecessor municipal units have traditionally funded, either entirely or partially through partnerships, the construction and ongoing operating costs of recreation facilities.

2. ***Area rates are not to be used to provide different levels of a municipal service within urban and suburban areas where said service is covered by the general tax rate.***

The community to which the area rate would be applied is within the suburban and rural area of HRM. However, the GAHA is not duplicating any services provided directly by HRM to the community of Glen Arbour.

3. ***In order for a proposed new area rate to move to the process as outlined in #4 below, it must have the support of the area's Councillor(s).***

The catchment area for this area rate falls entirely within District 23. The Councillor for the District, Gary Meade, conducted a vote of all community households in September 2007 to determine if there was support from a majority of the community for the area rate. The results of the vote are indicated below. Having determined that sufficient support existed, he has requested staff prepare a report in

compliance with Step 5 of the Interim Area Rate Guidelines for consideration at the next meeting of the Western Region Community Council.

4. *Proposals for new area rates must be advertised publicly, clearly identifying affected areas, the purpose for the rate, rate information and the duration the rate is expected to be charged. A public meeting will be held and those attending the meeting will be informed of the rationale for the rate and consulted on its appropriateness.*

An information package including a ballot was mailed to the owners of all 251 taxable properties identified within the proposed catchment area. A map of the proposed catchment area is provided in Appendix A of this report, and a copy of the information package is provided in Appendix B. The information package included details of the purpose and amount of the area rate, and the date, time and location of a public information meeting which was held on September 13, 2007. The results of the ballot are shown below.

#### **Tabulation of Ballots**

Total For Area Rate:	120
Total Against Area Rate:	21
Total Returned:	141
Total Ballots:	251
% Respondents voting For:	85.1%
% Respondents voting Against:	14.9%
Response Rate:	56.2%

5. *With the concurrence of the Councillor, the request is forwarded to the Community Council for review and a recommendation to Halifax Regional Council. Where a Community Council does not exist, the request will go directly to Halifax Regional Council.*

The purpose of this report is to provide the Western Region Community Council with the necessary information required to consider making a recommendation to Halifax Regional Council for initiating this area rate within the proposed catchment area. The implications to the Municipality are identified under the Budget Implications section which follows.

6. *Any proposed new area rates recommended by a Community Council (or, in the absence of a Community Council, the Councillor for the area) will be submitted to Halifax Regional Council through a staff report with a recommendation from the Chief Administrative Officer. The staff report will identify the implications to the Municipality along with the results of any public meeting.*
7. *Halifax Regional Council is responsible for approving all area rates.*

Completion of steps 6 and 7 are contingent on the Western Region Community Council approving the Recommendation contained in this report.

### **BUDGET IMPLICATIONS**

The area rate would take effect in the 2008/09 fiscal year. As all funding is from the area rate (ie. no transfers from the general tax rate), there would be no impact on the HRM General Operating Budget at any time in the future.

### **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

### **ALTERNATIVES**

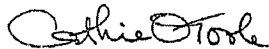
Community Council could decide not to implement the area rate. However, this is not recommended as the Homeowner's Association has received a strong endorsement from the property owners of Glen Arbour to proceed with it.

### **ATTACHMENTS**

- Appendix A: Map of Catchment Area for Proposed Area Rate for Glen Arbour Homeowner's Association
- Appendix B: Copy of Ballot and Information Package mailed to Property Owners
- Appendix C: Proposed Business Plan and Budget for 2008/09 Fiscal Year

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

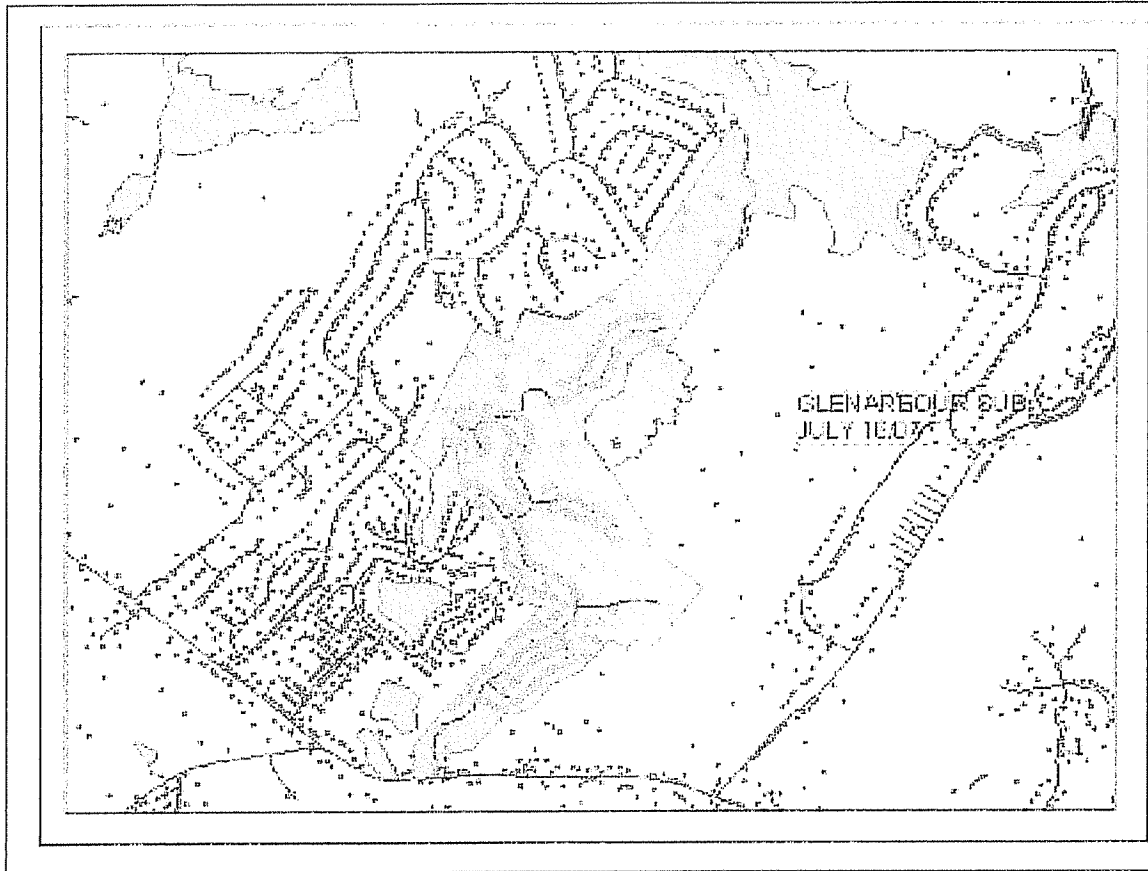
Report Prepared by : Gordon Roussel, Financial Consultant, Finance 490-6468



Report Approved by: Cathie O'Toole, A/Manager, Budget & Financial Analysis 490-4825

## Appendix A

Map of Catchment Area for Proposed Area Rate for Glen Arbour Homeowner's Association





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AREA TAX RATE BALLOT

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August 27, 2007

DOE SUSAN AND GEORGE  
123 ANYWHERE ST  
HARRIETSFIELD NS CA B3V 1B1

Assessment # 01234567  
123 ANYWHERE ST  
LOT 123 HARRIETSFIELD

Dear Property Owner:

The Glen Arbour Homeowners' Association (GAHA) represents the interests of the residents of Glen Arbour and its goal is to create a better Glen Arbour and enhance the quality of life within the subdivision through neighbourhood improvement programs, recreational development, and social activities in our community.

The GAHA was formed in February 2000 and is registered under the Societies Act with the Registry of Joint Stock Companies. Since 2000, members of the GAHA have paid voluntary dues of \$20 to fund the activities, programs, and projects of the GAHA. In 2007 a community survey, administered by HRM, identified the future wishes of residents. As all residents will benefit from any of the activities to improve Glen Arbour, the members of the GAHA supported the proposal, at the May 2007 AGM, to have all property owners contribute to those improvements. As the annual dues have not changed since 2000 the members also endorsed an increase in future revenues, through area rates.

For additional information, enclosed is a letter from past and present Presidents of the GAHA, and the Five Year Vision. To address any questions or concerns which you have, an information meeting will be held:

Thursday September 13th at 7:00 p.m.  
Tent next to the Club House, 40 Glen Arbour Way

In accordance with the Halifax Regional Municipality's procedures for implementing area rates, the property owners in the subdivision are entitled to one ballot and one vote per property. If a simple majority (50% +1) of ballots returned vote in favour of the annual flat charge area rate of \$65, it will be applied to all properties in the Glen Arbour sub-division as well as those in the future developments, phases 6 and 7.

As the owner of the property identified above, you are entitled to one vote. Please complete the ballot below and either drop it off at the meeting, fax it to 490-5622, or return it in the enclosed self-addressed envelope.

If you have any questions or concerns, please contact Councillor Gary Meade at 826-3336 or 476-4123. If you lose your ballot, or have any questions specific to the balloting process, please contact Gordon Roussel at 490-6468.

**Please note that all ballots must be received by September 24, 2007 (No exceptions!).** If you are mailing in your ballot please allow adequate time for delivery. The results of the balloting will be posted on [hammondsplains.ca](http://hammondsplains.ca) after September 25, 2007. Just click on the link for Resident Association News, and then on the link for Glen Arbour.

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- ☐ **YES**, I am in favour of paying the area rate for the Glen Arbour Homeowners' Association and paying an annual flat fee area rate of \$65 on my property tax bill.
- ☐ **NO**, I am not in favour of paying the area rate for the Glen Arbour Homeowners' Association and paying an annual flat fee area rate of \$65 on my property tax bill.

Assessment # 01234567
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**NOTE:** Only one vote per assessment number will be counted. Ballots with written-in, typed-in, or altered assessment numbers will not be accepted.



# Glen Arbour Homeowners' Association

55 Club House Lane, Hammonds Plains, NS. B4B 1T4

17 August 2007

Dear property owner

As presidents, past and present, of the Glen Arbour Homeowners Association' (GAHA), we seek your support for an "area rate" initiative to replace the current voluntary dues funding. If approved it will mean that every property owner participates and will pay an annual flat charge of \$65 on their property tax bill, a vote in favor is vital to the very existence of our Association.

When the Homeowners' Association was formed seven years ago, it had limited objectives and the voluntary membership due was a modest \$20. As the membership expanded, the list of things the community wanted to do grew longer and longer. Revenues didn't keep pace with the demand although many residents volunteered their time and offered their sweat equity. We formed committees or work parties to:

- Plant shrubs and flowers, improve, maintain and enhance public areas
- Carry out the clean up of the ditches and roadways
- Develop recreational activities and special events, especially for youngsters
- Work with agencies to control speeding and other traffic issues
- Work with the police to improve community security
- Create and maintain a virtual bulletin board and other community communications
- Act as a liaison with various levels of government
- Work and the Annapolis Group Inc. on community improvements
- Carry out Halloween and Christmas decorating contests
- Promote an annual community yard sale event
- Work with HRM to secure funding for playground amenities

Many of the activities and community improvement ideas required funding and we've often been entirely dependent on the generosity of others to pay for it. All of our association's energies are focused on creating a better Glen Arbour, to improve the quality of life here and to enhance the image of Glen Arbour as wonderful place to live.

Stronger funding improves both the quality and quantity of projects; Volunteer satisfaction is improved as there is greater visibility for their projects and initiatives; and with enhanced revenue some of the work load of our volunteers can be reduced by using outside resources to supplement their efforts. We believe it's time to change the way we pay for improvements in our community, to make more funds available to do some of the exciting things we just haven't been able to afford. If we become financially self-reliant we can be and contributing partner with HRM and Annapolis Group.

The survey we conducted last spring confirmed that residents want to improve the appearance and amenities available within Glen Arbour. It has helped set priorities, and provided more ideas for making our community more inclusive, more attractive, and making more recreational amenities available.

The path to an area rates program is well trodden. Currently there are more than 65 resident associations within HRM funding their activities through local area rates and they've found that there are many benefits

- It provides a wider, more democratic form of financing
- It's a predictable method of funding
- Many association purchases can realize an HST saving of over 10.5%
- Additional savings are possible by accessing goods and services through existing HRM contracts
- It can arrange group purchases of private goods and services
- Owners of empty lots will also contribute and will pay the rate as well as all resource, commercial and business occupancy accounts.
- Rate funded associations speak for the entire community not just their members
- The area rate cannot be increased without the consent of all property owners
- Because funding source is stable, larger projects can take advantage of long term financing

A 5 year vision and financial plan was developed based on the results of the survey. It was reviewed by HRM financial staff. The \$65 annual rate is consistent with the rates set by neighbouring community associations and we feel this rate that will be adequate to serve the community for many years without changing. We need your support, so please vote yes.

For more information, plan to attend the **meeting scheduled for Thursday September 13<sup>th</sup> at 7 p.m. at the tent next to the Club House.** Our councilor Gary Meade and representatives from HRM finance department will attend along with members of the Association's executive and board of directors, to help answer your questions. If you are unable to attend the meeting please visit the Board Room and the Club House where information will be displayed on Monday September 10<sup>th</sup> and Tuesday September 11<sup>th</sup>, as well as in the tent on Thursday 13<sup>th</sup>.

Sincerely

Hilary Jarvis, President 2007-2008

Tim Bliss President 2006-2007

Penny LaRocque, President 2005-2006

Ray Rudolph, President 2000-2005

## **Glen Arbour Homeowners' Association**

### **Five Year Vision (2008-2113 and beyond)**

The survey of all residents, conducted earlier this year, placed the highest priority on community beautification and secondly on the addition of outdoor recreational amenities. A vote in favour of area rates will enable your association to improve the quality, quantity and the visibility of community improvement projects as envisioned by the survey responses.

To finance these undertakings will require the full participation of all property owners in Glen Arbour. An area rate of \$65, if approved, will yield about \$16,000 annually for the projects residents are hoping for and for regular association expenses. Over time, as additional properties are developed and sold in phases 6 and 7, those properties will also contribute to the revenue base. This will provide current property owners with long term protection from the necessity of any rate increase, for the foreseeable future.

The Association's board of directors believes this vision represents the collective view of the majority of the property owners within our community. The goals outlined below will be managed through a long-range planning process and will be reviewed with our membership and amended each year.

#### **The goals of the Glen Arbour Homeowners' Association are to:**

##### **Create a more attractive Glen Arbour**

In the past we have been largely dependant on others to pay for improvements our community wanted. The revenues provided through an area rate will enable the GAHA to use its own funds to partner with the developer and HRM to finance the enhancement of existing and new projects. These initiatives will, over time, create a much more pleasing and attractive community and improve the desirability of Glen Arbour for both current and prospective residents.

Because the current plantings at the Hammonds Plains Rd. entrance may be subject to future changes (e.g. road widening, traffic lights, etc.) there is no immediate plan to enhance this area. Also, the developer is contemplating a small retail development on the west side of Glen Arbour Way (opposite the real estate office). As Glen Arbour Way from Hammonds Plains Rd to the traffic island will be essentially commercial/recreational in nature, the GAHA has decided it is best, at this time, to invest our resources and energies to improve the public spaces at and beyond the traffic island on Glen Arbour Way

Proposed improvements would be introduced over 5 years. All future plantings will be less formal utilizing a uniform palette of native plants, shrubs and grasses that is drought and deer resistant and would require minimum maintenance. Plans are:

- a) In 2008- reduce the length of the **current island bed**, widen it slightly, remove the red mulch and add a low height, stone retaining wall at the front. Enhance the soil, add more plant material and finish with dark mulch. Low-maintenance, seasonal and other plantings will provide continuous colour. This project will cost approximately \$12,000
  - b) In 2009-2010 create a new “**entrance feature**” at the traffic island (on Glen Arbour Way). This feature would be stone and/or wood gate posts on either side of the road entering the sub-division (east side) at the island. There would be appropriate plantings of low-maintenance shrubs, grasses & perennials. Estimated to cost \$8,500
  - c) By year 2012 install a smaller **raised bed at the other end of the island** (north) using the same palette of plant material. The cost of this project is approximately \$5,500
  - d) Also by 2012 we would like to see beds created along the **front of the playground** using low-height, low-maintenance shrubs, grasses or flowers. Perhaps including a decorative, low post and rail fence similar to those on the course. Cost - approximately \$6,000
  - e) Work collaboratively with both the Annapolis Group Inc. (AGI) and property owners, to ensure there are effective programs of **regular maintenance** for public areas.
  - f) Ensure that garbage is removed from public areas (ditches, playground, etc. at least twice a year (Enhance the Community, clean-up initiatives).
  - g) Educate homeowners on how to contact AGI regarding the resolution of any covenant violations (unsightly outbuildings, keeping trailers hidden from view etc.).
- 2) **Create additional recreational amenities for children. Conduct special events and increase social opportunities for both children and adults.**
- a) Organize two annual events: Respondents to the survey supported the idea of a Canada Day celebration e.g. a street party. The board recommends the declaration of “Glen Arbour Day” for a community celebration. As well, the Children’s Affairs Committee will continue to organize a children’s Christmas party
  - b) The Association has endorsed the recommendation of the Children’s Affairs Committee to add these amenities to the playground for the use of both children and adults, in the next 5 years:
    - i) In 2008-2009 add a paved area for hopscotch and a checker/chess board. Budget of approximately \$1,300
    - ii) For 2009-2010 build 2 horseshoe pits costing approximately \$2,400
    - iii) By 2010-2011 build a rain/sun shelter with storage for items used in games at an approximate cost of \$5,000

- iv) By 2012 add more swings, both a tractor-tire swing and two additional (standard) swings. These can be installed for approximately \$13,000
- v) Another future addition is a tricycle/walking/ pushchair trail around the perimeter of the playground. This would cost approximately \$18,000

### **3) Create more recreational amenities for adults**

Although the golf course is the primary amenity for many residents of Glen Arbour there were requests, in the survey, for additional opportunities.

To address these goals the board recommends:

- a) The establishment of a task force to review current walking/jogging/fitness trails in the community (e.g. golf course, logging roads, etc). The Task Force would provide information to all residents on these current opportunities. Where amenities are lacking the task force will bring forward ideas for creating additional amenities.
- b) Other amenities were suggested by residents, these of necessity would have to be considered for inclusion after the initial priorities are addressed

### **4) Create a cost saving benefits for residents.**

Explore the power of group purchasing. Negotiation of additional discounts for interested residents for services such as Septic tank cleaning, Soils & bark mulch, Water testing, Propane and Home Insurance with selected companies.

### **Improve communication to residents on a variety of issues.**

- a) Provide information on topics of interest, such as: Maintenance of water and septic systems, Home Energy evaluations, Sustainable landscape practices, Pesticide By-Laws, Safe ways of controlling insects, Turf management, Healthy lawns & Soil conditions, Weed Control, Fall practices for taking care of the soil
- b) Maintain the electronic community bulletin board, which advises of announcements, comings and goings, kudos and information of current interest to residents.
- c) Maintain and update information for the Members' Directory

**5) Create a more interactive Glen Arbour by being a Consultative, Responsive & Resourceful Association**

- a) Create a long term approach to the planning of the association's finances and initiatives through the maintenance of a 5 year planning process.
- b) Foster a collaborative, constructive relationship with the other stakeholders involved in our community: Annapolis Group, our HRM Area Councillor and relevant HRM staff, and our Provincial MLA
- c) Strive to maintain the area rate at a constant level until all projects are realized through the prudent use of association's funds.
- d) Conduct resident surveys every 2-3 years to involve the entire community in the priorities and programs of the association. As the improvements are completed community priorities may change. Residents will have the opportunity to voice their opinion on the priorities and to suggest new ideas.

Each year, revenues from area rates and other sources will enable the Association to conduct regular business, conduct events, provide member services and add new amenities to Glen Arbour to make it a more attractive and active community in which to live. We can do all of this for just \$1.25 a week per property.

After the initial year of this vision, all subsequent plans & budgets will be presented and reviewed at each year's fall meeting of the Homeowners' Association. All property owners will have the chance to influence the priorities.

## Appendix C

### 2008-09 Business Plan and Budget for

Name of Association or Society	Glen Arbour Homeowners' Association
Registry of Joint Stock Companies ID#	113040794

	Primary Signing Authority	Secondary Signing Authority
Name and Title	Hilary Jarvis, President	Scott Flewelling, VP
Phone Number	477-2696	835-8539
Mailing Address	55 Club House Lane, Hammonds Plains, B4B 1T4,	112 Skye Crescent, Hammonds Plains, B4B 1W8

Strategic Plan approved	May 2007
Business Plan and Budget to be approved at AGM to be held in	May 2008

### Mission and Description of Services Provided (Including who the services are provided to)

#### Mission Statement

The Glen Arbour Homeowners' Association represents the interests of the members of the Association and provides services to them. The Association works with residents and stakeholders to maintain and enhance the quality of life within the community, through neighborhood improvement programs, recreational development, environmental improvement and various social activities.

The purpose of the Homeowners' Association is to:

1. To foster community spirit in order to promote a high quality of life for those residing in the Glen Arbour Golf and Residential Community.
2. To foster effective measures to improve common services such as fire protection, garbage collection, police protection, telephone and internet, water, electrical and gas services.
3. To encourage the beautification of individual properties and, through joint effort with Annapolis Group, Glen Arbour Golf Course and Halifax Regional Municipality (HRM), enhance common areas.
4. To foster the safety and security of homeowners, children and property
5. To foster effective traffic safety measures to protect pedestrians, vehicle drivers on roadways within Glen Arbour and personal property adjacent to such roadways.
6. To work cooperatively with Annapolis Group Inc. to ensure the continued high quality of life in Glen Arbour; particularly in regards to the adherence to Schedule B (Protective Covenants) and Schedule C (Golf Course Privileges) as stated in each Purchase and Sale Agreement.

7. To work co-operatively with the area HRM councilor and HRM staff; and with the area MLA and provincial civil servants on any matters municipal or provincial which pertain to Glen Arbour Golf and Residential Community.
8. To foster and maintain cooperative efforts with neighboring homeowner associations.
9. To ensure compliance with the Societies Act. R.S., c. 435, s. 1. An Act to Provide for the Incorporation of Non-profit Societies.

### Accomplishments

(What has your organization accomplished in the past year?)

Enhanced public areas with planting of spring bulbs and entrance beds with plant materiel.  
 Co-operated with Annapolis Group Inc. to encourage regular maintenance of entrance and island beds.  
 Cleared the GAW road island of scrub and saplings.  
 Lobbied Annapolis Group Inc. to remove fallen and dead trees on Glen Arbour Way  
 Lobbied HRM for repair and replacement of playground equipment  
 Worked with HRM to install a safety barrier on Thompson Run  
 Requested RCMP speed monitoring  
 Lobbied RCMP to conduct traffic count to determine if traffic volumes are sufficient to warrant the installation of traffic lights at the GAW and HP Road intersection (HRM does not consider volumes sufficient to install lights)  
 Revised by-laws to comply with Societies Act  
 Organized events (Children's Halloween party, Christmas party, Summer event and Halloween and Christmas decorating contests),  
 Conducted community clean up  
 Organized community yard sale  
 Offered member benefits  
 Provided information to members (Community Bulletin Board and Members directory)  
 Maintained Neighbourhood Watch and City Watch database  
 Worked with Area 23 Councillor and HRM staff to explore changing from a voluntary dues-based society to a rates-based Association  
 With HRM administered a community survey to identify residents' preferences  
 Developed a strategic plan  
 Applied for plebiscite on area rates



### Goals for 2008-09

(What does your organization plan to accomplish between April 2008 and March 31<sup>st</sup> 2009?)

1	Enhance and re-shape the existing island road bed in Glen Arbour Way (S. end): Reduce the length of the current bed island bed, widen it slightly, remove the red mulch and add a low retaining stone wall at the front;. Enhance the soil, add more plant material and finish with dark mulch; Use low-maintenance seasonal and other plantings to provide seasonal colour.
2	Maintain the Memorial bed at the # 12 tee box
3	Add to Glen Arbour Park (the playground) a paved hopscotch board and a paved checker/chess board - 2 pads( 12' x 12'). 300 sq. ft
4	Provide information on topics of interest such as Maintenance of water and septic systems, Home Energy evaluations, Sustainable landscape practices, etc.
5	Ensure garbage is removed from ditches at least twice a year
6	Organize a community yard sale
7	Organize two annual events: Christmas party and the family "Glen Arbour Day" celebration
8	Provide a community forum through the Virtual Community Bulletin Board
9	Provide a Members' Directory to all new residents
10	Run the business affairs of the Association
11	Investigate potential savings for residents by leveraging group buying opportunities. e.g septic tank cleaning

### Area Rate Information

Purpose of Area Rate:	To fund items identified in 5 year vision and ensure that all property owners at Glen Arbour have the opportunity to share in the improvement of the community
Will the Purpose or Amount of the Area Rate change in 2008/09	To be implemented in 2008/09
If so, how and why has it changed, and have the majority of homeowners voted to approve the change?	Majority of respondents to the ballot are in favour of an area rate of \$65 per property effective 2008/09.
Amount of Area Rate for 2008/09:	\$65 flat rate
Area subject to Area Rate:	Description of Glen Arbour Area Rate boundaries: Phases 1 - 7 Glen Arbour sub-division

Year Area Rate to Expire (if applicable):	N/A
Do you anticipate a surplus or a deficit at the end of this year (2007/ 08)? How much?	Not applicable as area rate will not begin until 2008/09.
If a surplus exists at the end of the fiscal year. How is it to be applied?	N/A

#### Revenue Budget for 2008-2009

Description of Revenue Source	Amount (\$)
Area Rate Revenue to be collected from Property Tax bills:	\$16,315
<b>Total Revenues</b> (must equal total expenditures):	<b>\$16,315</b>

#### Expenditure Budget for 2008-2009

Description of Planned Expenditures	Amount (\$)
Enhance and re-shape the existing island bed (S. end) with retaining wall at front end	\$12,450
Maintenance of Memorial bed	\$390
Twice yearly community clean-up	\$300
Annual yard sale	\$150
Hopscotch/checker board paving and marking (Total cost \$1800, over 2 years)	\$775
"Glen Arbour Day" celebration	\$1000
Children's Christmas Party	\$800
Distribute Members' Directory to new residents	\$150
Administer the business of the Association	\$300
Prior Year's Surplus/deficit	\$0
<b>Total Planned Expenditures</b> (must equal total revenues):	<b>\$16,315</b>

**10.1.1 Area Rate for Glen Arbour Homeowner's Association**

- A Staff Report dated October 5, 2007 was before the Community Council.

**MOVED BY Councillor Meade, seconded by Councillor Rankin that the Western Region Community Council approve an area rate of \$65.00 per property to be applied against the properties within the mapped area depicted in Appendix "A" of the staff report dated October 5, 2007 effective with the 2008-09 fiscal year for the purpose of funding the activities of the Glen Arbour Homeowner's Association. MOTION PUT AND PASSED.**