

## Next Steps

- Inform the Waterloo City council of our desire and commitment to participate in the SAL.
- Provide legal and financial details to Waterloo City Hall staff
- Schedule membership vote with Waterloo City Hall
- Participate in the SAL vote to support the continuation of BSHA



## Our Mission Statement

Beechwood South Homes Association is an all volunteer administered community, with the emphasis on "homes" and not houses. This implies a family environment, volunteer operation and maintenance of centres – pool, courts, and selected social activities. The Association encourages young members to learn life time skills in swimming and tennis through professional instruction. At the same time, the Association realizes that community residents will participate in events as the individual feels appropriate. We have a genuine passion for our green environment adjacent to our Centre, including the ravine, pond and open space. The Board is responsible to be fiscally prudent for the Association and to keep a standard of maintenance of the facilities. And finally, the encouragement of volunteers to enlist and become part of the management team and assist in the running of their Community. Audited reports will be circulated at the Annual General Meeting to ensure transparency in all the operations.



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**BEECHWOOD SOUTH**  
*Homes Association*



## *Important*

*Beechwood  
South Homes  
Association -  
expiring  
covenants*

*Understand the  
coming changes  
to your home  
association*

# What is the future of Beechwood South?



The current covenants attached to every property deed in the Beechwood South Homes Association (BSHA) boundary requires a yearly fee be paid to support and maintain the

BSHA community swimming pool, tennis courts and community events. The current covenant is set to expire on December 31st, 2013, leaving BSHA with an uncertain future. The volunteer board for BSHA has a mandate to ensure that the best interest of the entire BSHA community is maintained in, part by ensuring that our shared community property is an ongoing concern. The BSHA board has explored, discussed and presented many options to maintain the current association in its current form. The BSHA board strongly supports that an agreement called a Special Area Levy (SAL) with the City of Waterloo is the only viable solution to preserve our community association and its recreation programs.

## Why now?

The current covenant is set to expire on the last day of 2013. This only gives us a short window of three years to reach a satisfactory agreement with the City of Waterloo and all current members of the BSHA.

## How would my annual payment be set?

The BSHA board will set the total annual budget, as past practice, and submit it, after [membership] approval to the City. The City will add a line on your property tax bill for the amount of your payment, which will be included in your total taxes owing. The City will then send BSHA the total budget minus a 1% administration fee.

## How will the SAL affect my annual payment to the association?

The SAL will lower the total annual payment since our annual fee will no longer be subject to HST, but will be subject to the 1% administrative fee required by the City of Waterloo.

## Why don't we operate the association with voluntary fees?

The BSHA board researched a number of alternatives for the association. Our conclusion is that the only funding model that promises a continuation of the recreational facilities and programs on a neighbourhood basis is the mandatory fee approach.

A discussion of alternatives would be very lengthy. It seems clear that a voluntary fee approach involves substantial changes that we would not welcome, including:

- Unstable funding: particularly if all Beechwood associations turn into competing recreational facilities. We risk forfeiting the facility to the City of Waterloo to be used as seen fit.
- Loss of neighbourhood identity: the current BSHA neighbourhood would be fragmented into members and non-members and the geographic



range of members would have to be extended. The membership would also be transitory.

- Traffic and parking problems as experienced with the Beechwood Park facilities.
- Additional volunteers and/or paid individuals will be required to run our facilities and programs to meet an expected level of service for outside paying members

During the 2009 BSHA AGM the SAL proposal was put forward to the membership with a majority approval to continue with the SAL initiative.

## What if the SAL agreement with the City does not work out the way we expect?

The future is uncertain. For this reason, the agreement provides that either party, BSHA or the City, may terminate the agreement, without stating cause, on one year's notice. The SAL approach has been successfully in place for the Beechwood II neighbourhood since 2008.

## I don't use the pool (any more). Why should I pay?

We see the recreation facilities as a community building investment, not a fee-for-service proposition. Whether you use the facilities or not, you benefit from the value it provides to the community, and to all our property values. Realtors have provided numerous examples that community operated recreation centres, especially well-run and well-maintained ones like ours, are desirable features in the home resale market.

To those that argue that "My kids are grown up and don't need swimming lessons any more", one could ask how fair they think it is that they took advantage of the low cost amenities, but now that it's their turn to make a contribution, they want no part of it. BSHA members with grand children are welcome and encouraged to enroll grand children in our community programs.