COOPER'S CROSSING RESIDENTS' ASSOCIATION

SPRING 2026 NEWSLETTER

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FROM THE BOARD

Spring is a busy season in Cooper's Crossing. Your Board continues to focus on responsible fee stewardship, maintaining shared spaces, supporting community events, and improving communication with residents.

In this issue, you will find updates on HOA fee collection concerns, future fee planning, community events, a proposed lighting project, and the revised Articles of Association coming forward at the AGM.

Thank you for your continued interest in the community and for helping make Cooper's Crossing a welcoming and well-cared-for neighbourhood.

Lee Neufeld
CCRA President

AGM NOTICE

Annual General Meeting

Tuesday, May 26, 2026
7:00 p.m.
Registration opens at 6:15 p.m.
Cooper's Crossing Elementary School

The AGM is an important opportunity to hear updates from the Board, ask questions, and vote on important matters affecting the community.

This year's meeting will include a vote on the proposed revised Articles of Association.

Proxy voting is permitted. Proxy forms are available on the CCRA website at cooperscrossingresidents.com.

Watch for AGM materials and instructions through TownSq and the website.

ARTICLES UPDATE

Please Review Before the AGM

At this year's AGM, members will be asked to vote on proposed revised Articles of Association.

The updates are intended to modernize the document and better reflect how the Association operates today. Changes include clearer language, provisions for virtual meetings and email notice, proxy voting rules, restrictions for members in arrears, authority to engage property management, and a dissolution clause.

A letter about the proposed revisions was previously sent to homeowners by email in January 2026 with the original HOA statement through C-Era Property Management. So far, the Board has not received any feedback.

We encourage all homeowners to:

- review the proposed Articles at cooperscrossingresidents.com/ccra_newsletters/
- send questions or concerns before the AGM to president@cooperscrossingresidents.com
- attend the AGM and vote

Questions or comments before the AGM?
Contact Terry Geib, CCRA VP and Secretary
terrygeib77@gmail.com

HOA FEE COLLECTION

2026 Update

The CCRA Board has been working through a number of issues related to 2026 HOA fee collection and resident account records.

Some residents have experienced problems these past few years, including notices sent in error, payments not appearing to be applied correctly, ownership records attached to the wrong property, and delayed responses while issues were being sorted out.

The Board shares these concerns and has been actively following up with C-Era Property Management.

What contributed to the problem

Several issues appear to have played a role:

- ownership and occupancy updates were not always reaching the right staff quickly enough
- some payment reconciliation, especially credit card payments, was difficult
- some notices went out before records were fully verified

What the Board is doing

The Board has:

- raised concerns directly with C-Era management
- requested corrections to inaccurate billing and ownership records
- asked for stronger internal processes
- asked that records be reviewed before future invoice cycles
- continued documenting concerns as part of oversight

These issues will also be considered during the Board's review of the management contract later this year.

What residents should do

If you believe your account was handled incorrectly, please contact C'Era Property Management at gboisse@cerapm.com and include details such as proof of payment or copies of correspondence received.

Thank you for your patience as these matters are addressed.

FUTURE HOA FEES

Under the CCRA Articles of Association, the Board has authority to determine annual assessment rates for properties in Cooper's Crossing and Reynolds.

The last HOA fee increase took effect in 2024. At this time, the Board is advising residents that it plans to increase fees in 2027 approximately 3%.

This notice is being provided in advance so residents are aware that a future adjustment is anticipated. More information will be shared before any new fee takes effect.

WHAT YOUR FEES SUPPORT

Residents' Association fees help support the shared features, services, and activities that contribute to the character and enjoyment of Cooper's Crossing.

These fees support:

- parks and pathway enhancements
- boulevard planters and seasonal lighting displays
- community events
- newsletters, signage, website updates, and other communications
- governance and administration
- coordination with contractors and service providers

Some of this work is highly visible. Some happens behind the scenes. Together, it helps maintain the appearance, function, and sense of community residents' value.

COMMUNITY EVENTS

The CCRA is looking forward to another year of community connection in 2026.

Community Garage Sale

Saturday, May 23, 2026
9:00 a.m. to 3:00 p.m.
Residents can get more details and add or view participating sales on an interactive map hosted by our sponsor Tara Molina Realty at https://taramolina.com/CCGarageSale/

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Coopers Crossing Elementary School

Spook the Coop

This fall, residents can once again look forward to our Halloween-themed community event.

Winter Event

A winter community event is also planned before Christmas.

Residents will be notified through the newsletter, TownSq, the website, and community signage.

GAZEBO LIGHTING

Community Input Invited

The Board is exploring a proposal to add permanent lighting to two valued community features: the gazebo in Discovery Park and the canal gazebo.

This initiative is about more than appearance. Thoughtfully installed lighting could make these spaces feel more welcoming, improve visibility, support seasonal and community use, and add to the enjoyment of our parks and gathering spaces.

Quotes received

- **Hi-Lights:** $4,023.35 including GST
- **Craft Electric:** $4,660.74 including GST
- **Gemstone Lights Calgary:** $8,893.50

Each proposal offers different strengths. As the Board reviews them, the key considerations are:

- protection of wiring and technology in a public setting
- long-term reliability
- ease of troubleshooting and servicing
- warranty coverage
- overall value

Community input will help inform the Board's decision.

BOULEVARD PLANTERS

The large concrete boulevard planters have become part of the character of Cooper's Crossing and help make the community stand out.

These planters are not part of the City of Airdrie's parks budget. They are funded by homeowners through the Residents' Association as part of Cooper's Crossing's enhanced landscaping and beautification program.

The initial cost of the planters was **$40,000**. Their locations were selected for areas that did not already have an annual flower bed or monument feature.

Today, the CCRA maintains **10 concrete planters** as part of its broader beautification work. Their care includes planting, watering, deadheading, monitoring, seasonal removal, and winter decorating.

Annual flowers were chosen rather than perennials because they provide longer-lasting and more consistent colour throughout the season.

2026 budget

- **$11,000** for summer planters
- **$8,050** for winter planters
- **$7,999.98** for water and irrigation

That totals approximately **$27,050** for the year.

The CCRA also explored whether community-based planting could help reduce costs. While well intentioned, limited participation and inconsistent results made it difficult to maintain the standard residents expect. For that reason, the Association is returning to a professional landscaping approach.

Why they matter

The planters do more than hold flowers. They create a welcoming impression at entrances and along major roads, add colour and life to shared spaces, and support the high standard of appearance many residents associate with Cooper's Crossing.

> **A small feature with a big impact — adding beauty, seasonal colour, and a sense of pride to Cooper's Crossing.**

WHO LOOKS AFTER WHAT?

Have you ever wondered who is responsible for mowing a boulevard, maintaining a fence beside a pathway, looking after playgrounds, or dealing with trees and shrubs on public land?

The **Airdrie Neighbourhood Maintenance Guide** helps explain the responsibilities of the City of Airdrie, the Homeowners Association, and property owners.

It also includes information about landscaping next to City land, booking park space for events, and who to contact about common neighbourhood concerns.

Read the guide here: Airdrie Neighbourhood Maintenance Guide

HOW WE COMMUNICATE

From time to time, we hear concerns that the CCRA does not communicate enough with residents. We understand that not every message reaches every household in the same way, but the Board does communicate regularly through several channels.

Before 2024, the CCRA printed newsletters and delivered them door to door three to four times a year. While effective, this cost more than $15,000 annually and required many volunteer hours.

Since then, the Association has shifted to electronic newsletters and other communication tools. In fall 2025, the Board also produced and distributed the Cooper's Crossing Guide to all homes in Cooper's Crossing and Reynolds.

Residents can also stay informed through:

- the CCRA website
- TownSq
- fee statement inserts
- AGM materials
- sandwich boards and posters in the community

Staying connected is a shared responsibility

Residents can help by:

- reading newsletters and notices
- checking TownSq and the website from time to time
- attending the AGM when possible
- keeping contact information up to date

The Board remains committed to keeping residents informed throughout the year.

CONTACT US

General Information

Website: cooperscrossingresidents.com
Email: info@cooperscrossingresidents.com

TownSq

TownSq is used for notices, records, and event information and is managed by C-Era Property Management. Learn more at https://cooperscrossingresidents.com/

Governance or Articles Questions

Terry Geib
terrygeib77@gmail.com

Fee Collection Questions

Please contact the Association and include supporting information where possible, such as proof of payment or copies of correspondence received.

Keeping your contact information current is one of the best ways to ensure you receive important notices and updates.