



Orchards Residents Association Report of the Orchards Residents Association Board of Directors For January 1, 2024 to December 31, 2024

What is the Orchards Residents Association (ORA)?

















The Orchards Residents Association was incorporated as a non-profit corporation in November 2010. The ORA is incorporated as a non-profit corporation under Part 9 of the Companies Act of Alberta and membership in the ORA is mandatory for each landowner in the Orchards. The facility is fully staffed, including a General Manager, Jaime Dowling, who is responsible for managing the day-to-day operations that are the responsibility of the ORA. The ORA team maintain the facility & park amenities to their high standard through exceptional management of operations & maintenance practices.

Board of Directors

The ORA Board of Directors currently consists of three (3) Brookfield appointed directors and seven (7) resident directors. An election will be held at the 2024 Annual General meeting for up to seven (7) resident directors. The Board meets on a regular basis to: ensure policies are properly set; review the annual operating budget; be the voice of fellow residents for ORA-related matters; provide input on The Club House, and participate in community events. During Brookfield's term of management, the power of the Board is limited. Brookfield Residential provides, at no capital cost to the ORA, certain amenities throughout the community. These amenities help enhance our community and are maintained by ORA, now and into the future.

The Orchards Club House

Get ready for an electrifying experience at The Orchards Club House, a 12,000-square-foot haven nestled within a sprawling 8-acre outdoor wonderland. It's not just a building; it's a vibrant hub where residents come together to infuse their lives with excitement, recreation, and boundless exploration. Brace yourself for endless amenities that'll leave you on the edge of your seat:

 **Tennis Courts** - Ace your game on pristine courts.  **Banquet Hall** - The stage for unforgettable celebrations.
 **Community Kitchen** - A culinary playground for aspiring chefs.  **Meeting & Multiuse Rooms** - Where ideas ignite and connections flourish.  **Gathering Spaces** - Your canvas for unforgettable gatherings.  **Skating & Hockey Rinks** - The ice is yours to conquer.  **Water Spray Park** - A splash-tastic oasis.  **Playground** - Where kids' dreams take flight.  **Outdoor & Indoor Ping Pong Tables** - Battle it out.  **Childcare/Educational Space** - Nurturing young minds.  **Community Toolshed** - Borrow a big library of tools for free to help with your home projects.  **Soccer Field** - We have everything you need to enjoy sports outdoors.  **Propagation Station & Community Gardens** - ORA is always blooming.  **Lending Library** - Take a book, share a book.  **Toboggan Hill** - No sled required as we always have them for you to borrow.  **Community Core** - A place indoors for everyone to hang and play, sip, read, game etc...

But that's not all! In the 2024 fiscal year, the ORA has been your source of pure entertainment, hosting a spectacular lineup of events that ignited the community spirit:

🍷 **Outdoor & Indoor Farmers Market** - Fresh and fabulous. 🚚 **YEG Food Trucks** - Culinary delights on wheels. 🎬 **Movies** – Popcorn and community laughing and enjoying together. 🔥 **Campfires Every Season** - Gather' round the fire. 🎃 **Haunted House** - Spooky fun for everyone. ❄️ **Winter Celebration** - Frosty festivities. 🌕 **Lunar New Year Celebration** - A blast of culture. ✨ **Diwali** - A festival of lights. 🍏 **Harvest & Cider Festival** - A Fall experience with live entertainment and yummy treats for all. 🌻 **Spring Field Event** – Classic field games for some fun community competitions.

And if you're hungry for more, we've got an array of programs catering to kids, teens, and adults. From heart pounding basketball games to skill-building Engineering sessions, from Zen-inducing yoga to high-intensity workouts—there's something for everyone.

Don't miss out on a single beat! Stay in the loop by signing up for our thrilling bi-weekly newsletter and keeping a watchful eye on our website and social media channels for the latest buzz on upcoming events and programs. Plus, The Club House is your ultimate destination for unforgettable celebrations. Whether it's a wedding, a birthday bash, or a celebration of life, our rentals are here to make your special moments truly magical.

Get ready to embark on an adventure of a lifetime at The Club House – where excitement knows no bounds! Please stop by the Club House, or visit us online at www.orchardsra.com to stay updated on what’s happening at the park including information on events, programs, rules & regulations with regard to park use, and much more.

Financial

ORA is funded through the annual membership fee, which is secured by an encumbrance registered on every titled property on a Brookfield developed lot in the Orchards, obligating the Members to pay the fees upon notice. The fee can be increased up to the total encumbrance of \$550.00 (plus GST) and after can be increased annually in accordance with the Consumer Price Index (All Items). Annual fees for 2024 was \$422.00 (plus GST) and for 2025 The Board of Directors voted on a 1.56% increase and the rate was \$428.57 (plus GST).

The enclosed Audited Financial Statements are prepared up to December 31st, 2024.

Attendance at the AGM requires that a resident must be a member in good standing, meaning that as of the close of business on May 5th, 2025 all outstanding fees, interest and charges, have been paid.

Respectfully submitted May 5th, 2025 by the Orchards Board of Directors:

PETER TSOUKALAS President & Brookfield Director	CHRISTINE PALMER Treasurer & Brookfield Director	STEPHEN MUSSELWHITE Secretary & Brookfield Director	ROBYN ANDRISHAK Resident Director	CANDACE KRUK Resident Director
LINDSAY MACDERMOTT Resident Director	MARK FIFE Resident Director	ANUPAMA DESHPANDE Resident Director	AVTAR MOHAR Resident Director	OLUWASEGUN WALTER-KESHINRO Resident Director