

River's Gate Maintenance Responsibilities

Sturgeon County Responsibilities

The County is responsible for maintaining standard municipal infrastructure, including:

Trails & Pathways

- Asphalt pathway maintenance
- Snow clearing
- Ice control
- Spring sweeping
- Routine inspections

Municipal Grass Areas

- Mowing of municipal grassed areas **not included within the approved landscape plans**
- Maintenance of naturalized (non-mowed) areas in accordance with County standards

Trees & Weeds

- Hazardous tree management within naturalized areas
- Provincially regulated weed control
- Nuisance weed management in accordance with County service levels

River's Gate HOA Responsibilities

Under the Access Agreement, the HOA is responsible for maintaining the enhanced landscaping installed by the developer, including:

- Entrance features and signage
- Decorative landscaping
- Trees and ornamental shrubs shown on the approved landscape plans
- Annual flower beds
- Mulched planting beds
- Decorative fencing
- Boulevard landscaping included in the approved plans
- Benches and waste receptacles
- Decorative lighting

These improvements remain the HOA's responsibility even though many are located on municipal land.

Why the Confusion?

Many of the HOA-maintained landscape features are located on Sturgeon County land.

Although the County owns the land, the Access Agreement requires the HOA to maintain the enhanced landscaping that was installed as part of the community development.

The County maintains the underlying municipal infrastructure, while the HOA maintains the community enhancements.

Why Does the HOA Supplement Maintenance?

The County provides maintenance based on its established municipal service levels.

The HOA has chosen to supplement certain maintenance activities to maintain the appearance and quality of River's Gate beyond those minimum service levels. This helps preserve the community's enhanced landscaping and overall appearance, but it has also led to confusion about who is responsible for what.

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Resident Responsibilities

Property owners remain responsible for maintaining their own lots, including:

- Controlling weeds
- Mowing lawns
- Removing debris from vacant lots
- Maintaining landscaping on private property
- Keeping construction sites clean and orderly

Summary

- Sturgeon County maintains the municipal infrastructure.
- The River's Gate HOA maintains the enhanced landscaping installed by the developer.
- Residents maintain their own private property.