

# RIVER'S GATE

COMMUNITY CONNECTION



## | Feature Story

### River's Gate Home Owners Association Fees

The elected Resident Board has officially approved the budget and annual membership fees for the January 1st to December 31st, 2026 fiscal year.

For 2026, the HOA membership fees have been set at **\$993 + GST** for properties located on the **gated side** of the community and **\$835 + GST** for properties located on the **non-gated side**.

Residents are encouraged to check their inbox for the invoices and a copy of the approved 2026 budget, which was sent out.

If you have any questions after reviewing the information, please feel free to reach out to Triona at Cosgrave Management [triona@cosgravemanagement.com](mailto:triona@cosgravemanagement.com)



## Fire Entry Feature

The entry fire feature repairs have been completed but there are still issues with the feature on the west. Thanks to Brett Smith for working tirelessly with the contractor to get these up and running. If you notice any issues with the fire features please contact [triona@cosgravemanagement.com](mailto:triona@cosgravemanagement.com)

## | Team Spotlight

### Meet the Board Members

The 2025 AGM was held on Thursday, November 20<sup>th</sup>, 2025 @ 6:00 PM.

Your re-elected 2025/2026 Resident Board of Directors are as follows:

1. Jamie Yehya
2. Helder Alfonso
3. Laura Olsen
4. John Bodnar
5. Brett Smith
6. Chris McNeil
7. Kevin Climie



The Board meets quarterly at a minimum to discuss operations and review the YTD financials of the association.

## | Cosgrave Management



**Triona Cosgrave**  
[triona@cosgravemanagement.com](mailto:triona@cosgravemanagement.com)

| In the Works

# 2026 Maintenance for River's Gate

The 2026 maintenance contract has been awarded to GSL. They have been maintaining Rivers Gate since the beginning of the development and the Board of Directors worked with them on additional mulch and shrubs as part of a 2025 enhanced maintenance program to improve the entry and aesthetics of the entry to the community.

The remaining work scheduled for 2026 will include the improvement of the planting beds.

The HOA areas will be maintained regularly. However, from time-to-time there may be an area that is overlooked. If you come across an area identified under the HOA responsibilities in need of attention, please contact [triona@cosgravemanagement.com](mailto:triona@cosgravemanagement.com)

**FENCE STAIN COLOR:**

Semi-Transparent Golden Brown Available from Cloverdale Paints

**ARCHITECTURAL GUIDELINES**

[Guidelines 1E](#)

[Guidelines 1D](#)

[Guidelines 1C](#)

The maintenance responsibilities of the HOA is available [HERE](#)



## Contacts for Sturgeon County

- To report concerns regarding speed or wildlife, contact [agricultureservices@sturgeoncounty.ca](mailto:agricultureservices@sturgeoncounty.ca)
- To report concerns regarding Road/sidewalk maintenance, contact [projects@sturgeoncounty.ca](mailto:projects@sturgeoncounty.ca)
- To report concerns regarding speed or wildlife, contact [protectsvcs@sturgeoncounty.ca](mailto:protectsvcs@sturgeoncounty.ca)

## Stay in Touch

Please follow our social media page on Facebook, the **RESIDENTS OF RIVERSGATE** for community updates and notices.



*“Together, small steps create big change.”*

| Community Spotlight

# Gate Access for Emergency Vehicles

In north America, all gates are required to also have a Siren Operated Sensor (SOS) system as part of the install. The gate in River's Gate is installed with the SOS system.

- The Siren Operated Sensor (SOS) is used to open residential, commercial, airport, government, and military gates during an emergency.
- SOS is currently used throughout North, South, and Central America, as well as in Europe.
- Once SOS is installed on your gate, your concerns about emergency vehicles gaining access to your property will vanish.
- This system saves vital seconds in emergencies by using sirens to trigger gate operators.
- Emergency responders can open your gates without needing access codes, keys, or radio frequencies, and without causing costly damage by forcing entry.



### Contact For HOA Info

Cosgrave Consulting & Management Ltd. (CCM) is the Manager of River's Gate Homeowners Association.

If you have any questions, regarding the operations of the HOA, account queries, or gate concerns, please e-mail Triona [triona@cosgravemanagement.com](mailto:triona@cosgravemanagement.com)