

January 1st 2021

Dear Resident:

RE: King's Heights Homeowners Association Annual Fees - 2021

As a property owner in the Community of King's Heights, you are a member of the King's Heights Homeowners Association ("KHHA"). The KHHA is a not-for-profit organization, which manages assets owned by the Association for the benefit of the residents. An encumbrance is registered on all property titles in King's Heights in favor of your Association. Membership is mandatory and applies to each property owner in King's Heights.

Based on the estimated 2021 annual operating costs, fees have been set at \$80 for the fiscal year January 1st 2021 - December 31st 2021. Fees will be determined annually by the Resident Board of Directors and will depend on the annual operating budget. A summary of the 2021 operating budget is included on the reverse and is also posted at www.kingsheightshoa.com.

Enclosed is your annual fee Notice with instructions on how to pay. Please note payments can be made up to March 1st 2021 without penalty. Interest is applied to all outstanding accounts on March 1st 2021. The board has also decided to waive the 3% convenience fee.

MANAGEMENT TURNOVER

The turnover of the management and operations of the KHHA to the Kings Heights Home Owners Association is confirmed for January 2021. The HOA will be under the full control of your elected Resident Directors from January 2021. The Resident Board has retained the Management services of Melcor for the 2021 year. If you have any questions Please don't hesitate in contacting our office.

Methods of Payment:

- 1. CHEQUE • Mailed, address is listed below - Please make your Cheques payable to the Kings Heights Homeowners Association.**
- 2. ONLINE • Login to your Kings Heights Homeowners Association account @ www.kingsheightshoa.com and follow the links to your account.**
- 3. TELEPAY • Pay by phone with your credit card, please call 587-393-7380 and use the access code on this invoice.**

Not a member of King's Heights Homeowners Association? Please refer to our website @ www.kingsheightshoa.com and follow the links.

If you are no Longer the original owner of the property, please contact the King's Heights Homeowners Association to update our records.

Sincerely,

KING'S HEIGHTS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

c/o MELCOR DEVELOPMENTS LTD.

tcosgrave@melcor.ca

d| 780.945.2816

MELCOR DEVELOPMENTS LTD.
900, 10310 Jasper Avenue, Edmonton, AB T5J 1Y8

2021 Budget

Revenue	\$	\$
2021 Membership Fees (1841 Lots @ \$80)	147,280	
2021 Pro-Rated Membership fees (78 Lots @ \$40)	3,120	
2021 Builder Prepayment (10 Lots @ \$1000)	1,000	
TOTAL ESTIMATED REVENUE		151,400
Expenditure		
Website	5,250	
Merchant Credit Card fees	3,700	
Administration (Printing & Mailout, Cheques, Deposit Books, Titles, Advertising)	4,200	
AGM Costs	4,700	
Insurance	5,500	
Professional fees (Management, legal, accounting)	35,000	
Annual Repairs & Maintenance	50,000	
Utilities	10,000	
Community engagement fund (Annual Events)	10,000	
TOTAL ESTIMATED OPERATING EXPENSES		128,350
Reserve Funding		19,253
Excess of Revenue over Expenses		3,798

Collections Procedures 2021

1. **Fees Due January 1**
2. **March 1**
Interest is applied to all outstanding accounts (16% per annum in excess of the prime rate of interest).
3. **April 1**
Interest is applied to all outstanding accounts -Final Notice
4. **May 1**
Accounts are handed over to Kings Heights Homeowners Association's legal counsel, **Field Law** for collections. Payments are no longer accepted online or mail.

All payments and communication regarding collection of fees are done directly between the homeowner and legal Counsel and legal costs associated with the collection of fees, as determined by the Lawyer, will be charged back to the homeowner.