

Nov 28th, 2022

Dear Resident:

RE: King's Heights Homeowners Association Annual Fees - 2023

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 2023 annual operating costs, fees have been set at \$80 + GST for the fiscal year January 1st 2023 - December 31st 2023. Fees will be determined annually by the Board of Directors and will depend on the annual operating budget.

Methods of Payment:

1. **ONLINE** • Payment can be made through Condo Café. Login into your Kings Heights Homeowners Association account @ www.astoriamanagement.ca and follow the links to your account. If you do not have a Condo Cafe account please email HOA@astoriamanagement.ca with your address, name and subject of discussion, and you will be contacted with registration information to set up an account. This will allow for online payment using your credit card.
2. **CHEQUE** • Please make your Cheques payable to the Kings Heights Homeowners Association.
Mailed to:
c/o Astoria Asset Management
202, 150 Edwards Way NW
Airdrie AB T4B 4B9

Collections Procedures 2023

1. **Fees Due January**
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, 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.

If you are no Longer the original owner of the property, please contact Astoria Asset Management to update our records.

Sincerely,

KING'S HEIGHTS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS