



ROSENTHAL HOA

AGM October 3rd 2019



GOVERNANCE – BOARD OF DIRECTORS

- ❖ The Board is currently comprised of three (3) Melcor Directors that retain the Officer positions (President, Treasurer, Secretary), and four (4) Resident Directors.
- ❖ The Board resolves to uphold the HOA's assets to a high standard for the long term use of the HOA's member residents.
- ❖ Melcor is dedicated to providing expertise and support in mentoring the Board of Directors.
- ❖ Resident Directors will obtain the knowledge and experience to be prepared for the responsibility of overseeing operations of the HOA in the future.



MEETINGS & TURNOVER

- ❖ Board meetings shall be held quarterly. An Annual General Meeting (AGM) shall be held within 12-16 months of the previous AGM.
- ❖ Until the turnover of the HOA occurs, Melcor will manage the Homeowners Association on behalf of Rosenthal Communities Inc. ,Lewis Estates Communities Inc. and Winterburn Developments Inc.
- ❖ An operating budget is prepared and approved by Melcor to allow for proper management & operation of the HOA.
- ❖ Full turnover of the HOA is scheduled to coincide with the completion of all stages within the Rosenthal community and sale of all lots.
- ❖ Upon turnover of the HOA, the Resident Board Of Directors will be responsible for the management and administration of all the operations of the HOA.



Encumbrance & Fee Structure

- ❖ By virtue of being a registered homeowner in a community with a Homeowners Association, residents are automatically members of that Homeowners Association through an encumbrance on their property title.
- ❖ The encumbrance secures the annual membership fees are paid, in accordance with the Articles of Association (Bylaws). Fees are due on the first day of the month in which the fiscal year commences, or are pro-rated from the date of possession.
- ❖ During the purchasing process, Builders in Rosenthal should also provide information of the HOA
- ❖ Purchasers buying into the community should be provided information through their lawyer when their home is transferred and the title is registered in their name.



ROSENTHAL HOMEOWNER ASSOCIATION FEES

- ❖ Funds are used to administer and operate the amenities of the Homeowner's Association.
- ❖ Fees will be determined annually by the Board of Directors based on the expected annual operating budget.
- ❖ The operating budget summary will be sent to each homeowner prior to the start of the fiscal year and will include the amount of annual fees.
- ❖ Audited financial statements will be sent to each homeowner annually, and are reviewed at the AGM.
- ❖ Fees for 2019 are \$100 per standard lot.



2019 OPERATING BUDGET

Revenue	\$	\$
2019 Membership Fees (1330 Lots @ \$100)	133,000	
2019 Pro-Rated Membership fees (50 Lots @ \$50)	2,500	
TOTAL ESTIMATED REVENUE		135,500
<u>Expenditure</u>		
Website Development & Monthly Hosting	4,000	
Administration (AGM, Printing & Mailout, Cheques, Deposit Books, Title Search)	3,000	
Insurance	0	
Professional fees (Management, legal, accounting)	30,000	
Annual Repairs & Maintenance	60,000	
Utilities	10,000	
Community engagement fund (Annual Events)	6,000	
TOTAL ESTIMATED OPERATING EXPENSES		113,000
Reserve Funding		20,000
Excess of Revenue over Expenditure		2,500



ENHANCED COMMUNITY LANDSCAPING & MAINTENANCE

- ❖ The HOA is responsible for maintenance of all the infrastructure owned by the HOA including but not limited to the following;
 - ❖ Entrance Features
 - ❖ Fencing
 - ❖ Masonry
 - ❖ Fountains
 - ❖ Bridge & 2 Streams

- ❖ The HOA may at its discretion provide additional maintenance & Landscape services throughout other parts of the community to provide an enhanced community experience.

ROSENTHAL HOMEOWNERS ASSOCIATION PLAN

RosenthalHOA.com

LEGEND

-  Sound Attenuation Fence
-  Post & Rail Fence
-  Ornamental Iron Fence
-  Wood Screen Fence
-  Typical Site Column
-  Masonry Entry Feature
Includes red brick work, ornamental iron work, lighting, signage & planting
-  Entry Features
Includes ornamental iron work & signage
-  Storm Water Management Facility Entry Plaza
Includes concrete plaza, 6.0m red brick columns & lighting
-  F
Fountains
Includes removal & storage in winter, spring installation & service maintenance
-  Stage 9 MR Rose Garden
Includes maintenance of rose garden
-  Storm Water Management Facility Island Lighting
Includes lighting on stage 1B island
-  Wooden Pedestrian Bridge
Includes programmable lighting
-  Pocky Creek
Includes creek lighting, pumping/circulatory system, winter disconnections & spring installation, pump servicing & enhanced planting





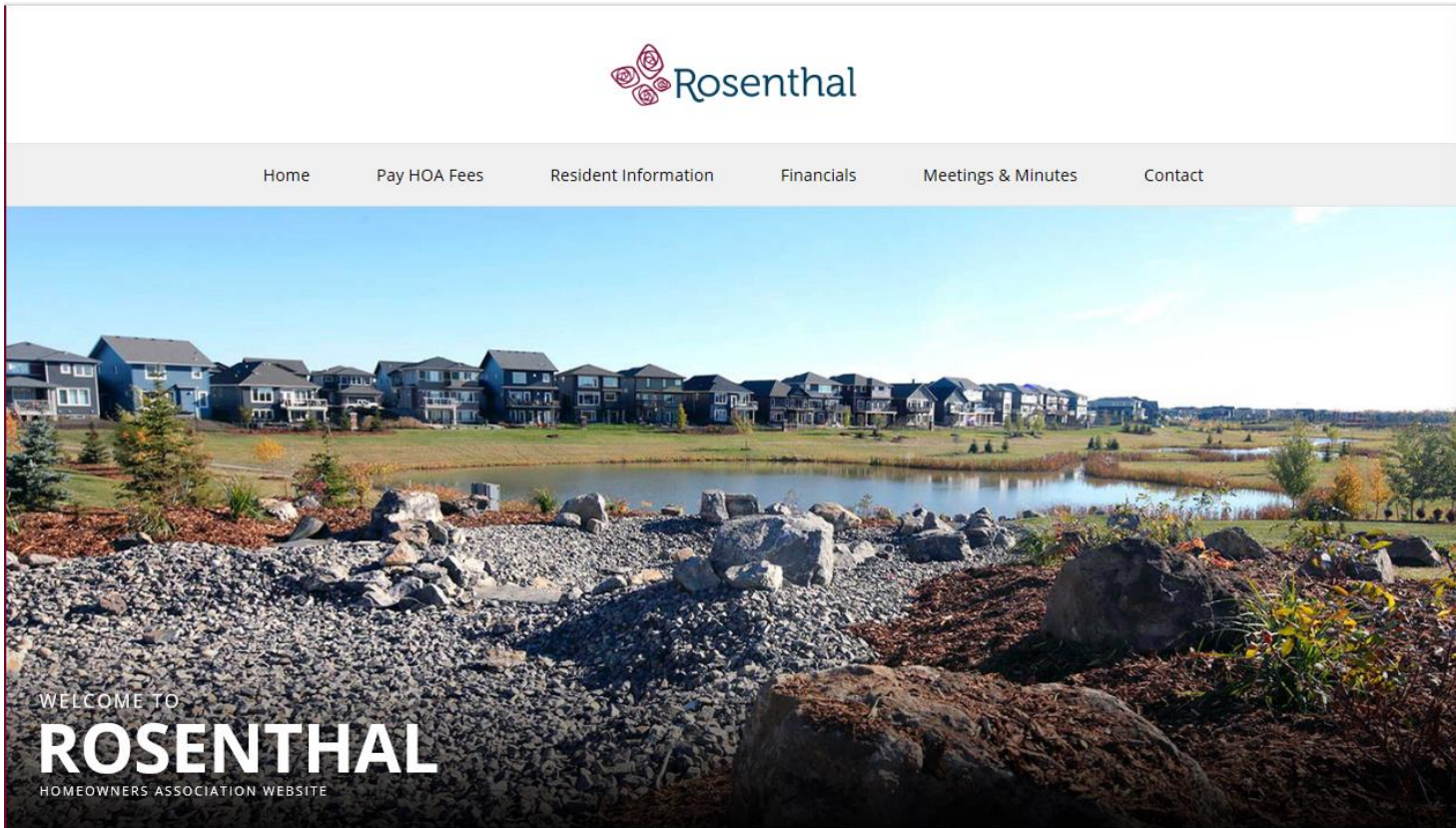
Development Update

- ❖ Signal lights along 215th street at Rosenthal Link and Rosenthal Boulevard are Scheduled to be installed in 2020.
- ❖ Three stages of development will most likely occur in 2020.
 - ❖ One stage behind the duplexes on 91st ave, this stage will have a connection from Rosenthal Way to 92nd ave.
 - ❖ Another two stages of single family houses along the Whitemud and one stage just west of 222nd street.
- ❖ Work should commence in 2020 on upgrading the Whitemud and 231st street. This work will be done in phases taking two years to complete.



Website & Updates

<https://www.rosenthalhoa.com/>



**WELCOME TO THE ROSENTHAL HOMEOWNERS
ASSOCIATION (RHOA)**



RHOA CONTACT INFORMATION

Triona Cosgrave

HOA Manager, Melcor Developments

Ph: 780.945.2816

tcosgrave@melcor.ca

Pj Pescod

Senior Development Manager, Melcor Developments

Ph: 780.945.4704

PjPescod@melcor.ca

THANK YOU