



May 11<sup>th</sup> 2018

Dear Resident:

**RE: Rosenthal Homeowners Association Annual Fees**

As a property owner in the Community of Rosenthal you are a member of the Rosenthal Homeowners Association ("RHOA"). The RHOA is a not-for-profit organization which manages assets owned by the Rosenthal Homeowners Association for the benefit of Rosenthal Residents. An encumbrance is registered on all property titles in Rosenthal in favor of your Association to ensure annual payments are provided in accordance with the Articles of Association. Membership is mandatory and applies to each and every property owner in Rosenthal. Melcor has paid for all maintenance and administrative costs to date.

Based on the estimated 2018 annual operating costs, fees have been set at \$100 for the fiscal year January 1<sup>st</sup> 2018-December 31<sup>st</sup> 2018. Fees will be determined annually by the Board of directors and will depend on the annual operating budget. A summary of the 2018 operating budget is included on the reverse and is also posted at [www.rosenthalhoa.com](http://www.rosenthalhoa.com)

**Enclosed is your Rosenthal Homeowners Association 2018 annual fee notice. The annual fees are due June 1<sup>st</sup>, 2018. Interest is applied to all accounts outstanding after June 30<sup>th</sup>, 2018.**

Benefits of membership will support programmed Rosenthal Homeowners Association events, the website and amenities the Association owns and maintains i.e. the entry features, fountains and fences.

**Methods of Payment:**

- 1. CHEQUE • Mailed, address is listed below - Please make your cheque payable to the Rosenthal Homeowners Association.**
- 2. ONLINE-Starting March 1<sup>st</sup> Login to your Rosenthal Homeowners Association account @ [www.rosenthalhoa.com](http://www.rosenthalhoa.com) and follow the links to your account**  
(Please note there is a 3% convenience fee to use the online payment system)

***Not a member of [www.rosenthalhoa.com](http://www.rosenthalhoa.com)? Please refer to our website @ [www.rosenthalhoa.com](http://www.rosenthalhoa.com) and follow the links.***

If you are a renter at this address, please forward this notice to your landlord as the property owner. If you are not the original owner to whom the envelope has been addressed, the fees do apply to you as the current registered property owner. Please contact the Rosenthal Homeowners Association if you have any questions or to update our records.

Sincerely,

**ROSENTHAL HOMEOWNERS ASSOCIATION**

Triona Cosgrave  
HOA Manager – Edmonton, Red Deer & Calgary  
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**2018 BUDGET**

<u>Revenue</u>	\$	\$
2018 Membership Fees (1330 Lots @ \$100)	133,000	
2018 Pro-Rated Membership Fees (50 Lots @ \$50)	2,500	
<b>TOTAL ESTIMATED REVENUE</b>		<b>135,000</b>
<u>Expenditure</u>		
Website Development & Monthly Hosting	3,500	
Administration	5,000	
Insurance	2,500	
Professional fees	26,000	
Annual Repairs & Maintenance	55,000	
Utilities	4,500	
Rosenthal Resident engagement fund (Annual Events)	4,000	
<b>TOTAL ESTIMATED OPERATING EXPENSES</b>		<b>100,500</b>
Capital Expenditures (Fencing & Masonry)		0
<b>PROJECTED SURPLUS</b>		<b>34,500</b>
<i>Please note any surplus will be deposited to a reserve fund for capital repairs/replacements</i>		

**Collections Procedures 2018**

1. **Fees are due June 1**
2. **July 1**  
Interest is applied to all outstanding accounts (16% per annum in excess of the prime rate of interest).
3. **August 1**  
Interest is applied to all outstanding accounts  
Final Notice
4. **September 1**  
Accounts are handed over to Rosenthal 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.