



December 01st 2018

Dear Resident:

RE: Rosenthal Homeowners Association Annual Fees - 2019

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.

Based on the estimated 2019 annual operating costs, fees have been set at \$100 for the fiscal year January 1st 2019-December 31st 2019. Fees will be determined annually by the Board of directors and will depend on the annual operating budget. A summary of the 2019 operating budget is included on the reverse and is also posted at www.rosenthalhoa.com

Enclosed is your Rosenthal Homeowners Association 2019 annual fee notice. The annual fees are due January 1st, 2019. Interest is applied to all accounts outstanding on March 01st, 2019.

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 • Login to your Rosenthal Homeowners Association @ www.rosenthalhoa.com and follow the links to your account (Please note there is a 3% convenience fee to use the online payment system)**
3. **TELEPAY • Pay by phone with your credit card, please call 780-784-5496 and use the access code on this invoice. (Please note there is a 3% convenience fee to use the telepay system)**

Not a member of the RHOA? Please refer to our website @ 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
MELCOR DEVELOPMENTS LTD.
PH: 780.945.2816
tcosgrave@melcor.ca

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

2019 BUDGET

<u>Revenue</u>	\$	\$
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	3,000	
Insurance	0	
Professional Fees	30,000	
Annual Repairs & Maintenance	60,000	
Utilities	10,000	
Rosenthal Resident engagement fund (Annual Events)	6,000	
TOTAL ESTIMATED OPERATING EXPENSES		113,000
Reserve Fund		20,000
PROJECTED SURPLUS		2,500
<i>Please note any surplus will be deposited to a reserve fund for capital repairs/replacements</i>		

Collections Procedures 2019

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 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.