



January 1st 2021

Dear Resident:

RE: Rosenthal Homeowners Association Annual Fees - 2021

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 2021 annual operating costs, fees have been set at \$100 for the fiscal year January 1st 2021- December 31st 2021. Fees will be determined annually by the 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.rosenthalhoa.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.

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**
3. **TELEPAY • Pay by phone with your credit card, please call 780-784-5496 and use the access code on this invoice.**

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

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2021 BUDGET

2021 Membership Fees (1602 Lots @ \$100)	160,200	
2021 Pro-Rated Membership Fees (84 Lots @ \$50)	4,200	
TOTAL ESTIMATED REVENUE		164,400
<u>Expenditure</u>		
Administration	3,000	
AGM Costs	3,600	
Insurance	0	
Legal & Professional Fees	30,500	
Website Development & Monthly Hosting	4,500	
Merchant Credit Card fees	3,700	
Annual Repairs & Maintenance (Includes Seasonal Lighting)	50,000	
Utilities	14,000	
Rosenthal Resident engagement fund (Annual Events)	6,000	
TOTAL ESTIMATED OPERATING EXPENSES		115,300
Reserve Fund		23,060
Capital Repairs		12,000
PROJECTED SURPLUS		14,040
Please note any surplus will be deposited to a reserve fund for capital Repairs/replacements		

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 Rosenthal Homeowners Association's legal counsel, Field Law LLP 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.