



December 23, 2021

Dear Resident:

RE: Rosenthal Homeowners Association Annual Fees – 2022

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 RHOA 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 2022 annual operating costs, fees have been set at **\$100 + GST = \$105.00** for the fiscal year January 1st, 2022 - December 31st, 2022. Fees will be determined annually by the Board of Directors and will depend on the annual operating budget. A summary of the 2022 operating budget is included on the reverse and is also posted on www.rosenthalhoa.com.

Enclosed is your annual fee notice with instructions on how to pay. Please note payments can be made up to March 1, 2022, without penalty. Interest is applied to all outstanding accounts on March 1, 2022.

The fees go towards supporting the Rosenthal Homeowners Association website as well as amenities that the RHOA owns and maintains including the entry features and fences.

Methods of Payment:

- 1. CHEQUE • Please mail to the address listed at the bottom of this page - Please make your cheque payable to the Rosenthal Homeowners Association.**
- 2. ONLINE • Login to your Rosenthal Homeowners Association account - www.rosenthalhoa.com and follow the links to your account.**
- 3. TELEPAY • Pay by phone with your credit card, please call 780-784-5497 and use the access code on the invoice enclosed.**

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
Board of Directors

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2022 BUDGET

<u>Revenue</u>	\$	\$
2022 Membership Fees (1718 Lots @ \$100)	171,800	
2022 Pro-Rated Membership Fees (66 Lots @ \$50)	3,300	
TOTAL ESTIMATED REVENUE		175,100
<u>Expenditure</u>		
Administration	7,163	
AGM Costs	6,872	
Insurance	0	
Professional Fees	6,500	
Management Fees	30,000	
Website Development & Monthly Hosting	4,440	
Merchant Credit Card fees	4,000	
Annual Repairs & Maintenance	45,000	
Seasonal Planting	16,400	
Seasonal Lighting	5,000	
Utilities	16,000	
Rosenthal Resident engagement fund (Annual Events)	5,000	
TOTAL ESTIMATED OPERATING EXPENSES		129,975
Reserve Fund Contribution		12,998
Capital Repairs (Fencing)		20,000
PROJECTED SURPLUS		12,128

Please note any surplus will be deposited to a reserve fund for capital repairs/replacements

Collections Procedures 2022

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, for collections.

After May 1st, payments are no longer accepted online, through telepay, or via mail to the Association. All payments and communication regarding collection of fees are done directly between the homeowner and legal counsel. All legal costs associated with the collection of fees, as determined by the Lawyer, will be charged back to the homeowner.

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