



October 3rd, 2023

Dear Chappelle Gardens Resident:

RE: Chappelle Gardens Residents Association (CGRA) 2024 Annual Fees

Greetings to the wonderful residents of Chappelle Gardens! We hope you are well, and would like to extend a warm welcome to those of you who have recently purchased a home in Chappelle Gardens: welcome to the community!

The CGRA is a not-for-profit organization which manages assets owned by the Association for the benefit of Chappelle Gardens residents. An encumbrance is registered on all property titles in Chappelle Gardens in favour of your Association to ensure annual payments are provided in accordance with the Articles of Association. Membership is mandatory and applies to every property owner in Chappelle Gardens.

The Board of Directors for the Chappelle Gardens Residents Association recently reviewed the fee for the upcoming fiscal year, and have approved a 5.9% increase in fees for 2024. This increase is in alignment with the current Consumer Price Index (CPI) increase. Under our Articles of Association, the Residents Association is able to match the increase in CPI. The Board recognizes this increase in fees is higher than the community has seen in the past. This increase in fees is necessary to ensure the Association can continue to provide the same high-quality services to its residents while managing inflation and rising costs, for example the interest rates on the RA loan and utilities.

In addition, the Association currently continues to operate at a deficit, for three primary reasons:

- Memberships have not grown at the rate expected when the facility was constructed.
- CPI has historically increased by 19% between 2017 and 2023, while CGRA fees have only increased by 6%.
- Interest costs have increased CGRA's variable rate construction loan at a greater rate than previously forecasted.

By making this adjustment in the fees, the Board of Directors is confident that the Association will be able to achieve its long-term goals to remain financially viable and continue to bring forward value to our community.

The Annual Fee Package, including the budget for 2024, will be sent to all homeowners via email in early November. Within, you will find all of the important information regarding your 2024 annual fees and membership with the CGRA. If you are not the original owner to whom the envelope has been addressed, these fees still do apply to you as the current owner. If you are a renter at this address, please give this package to your landlord, as they will be looking for it.

Membership benefits includes services, such as:

- Enhanced treatments throughout the community (seasonal lights, entry features, and more).
- Discounted registered programming for all ages and interests, plus "value added" programs
- Discounted facility rentals
- Participation in community special events

Membership also provides access to all CGRA amenities:

- The Social House facility
- Hockey rink
- Pleasure skating rink
- Basketball courts and ball hockey
- Splash park
- Community Toolshed

There are a variety of ways to pay:

1. Interac e-Transfer

- Email payment to feepayments@chappellegardensra.ca
- Please include your name and property address in the message

2. In person

- Cash, cheque, debit or credit card
- 9:00am-9:00pm, Chappelle Gardens Residents Association (1059 Chappelle Blvd SW, Edmonton)

3. Mail

- Please make your cheque payable to "Chappelle Gardens Residents Association"
- Send to 1059 Chappelle Blvd SW, Edmonton, AB T6W 2K7
- There is a \$50.00 charge on all returned cheques

4. Online at <http://www.chappellegardensra.com>

- Credit card only
- www.chappellegardensra.com
- Click on "Pay Your Fees"

5. Phone

- Credit card only
- Please see your invoice for the phone number and your unique code

If you have any questions or would like to update your information in our records, please call the CGRA at 780-705-1815.

We look forward to seeing you at the Social House.

Sincerely,

Lara Pereverseff, General Manager Chappelle Gardens Residents Association

In accordance with the encumbrance that is registered on all property titles in Chappelle Gardens, it is each homeowner's responsibility to ensure that payments are received by the Chappelle Gardens Association, in full.