



The Hills at Charlesworth Homeowner's Association Association Fee – Effective January 1, 2026

We are pleased to enclose a copy of the 2026 operating budget for The Hills at Charlesworth Homeowner's Association (the 'Association'). The Board of Directors has discussed and analyzed the expenses and financial obligations of the Association for the upcoming fiscal year. Through this analysis, the board has approved a balanced budget with no increase in HOA fees for members. The Annual fee is mandatory for all households in the community.

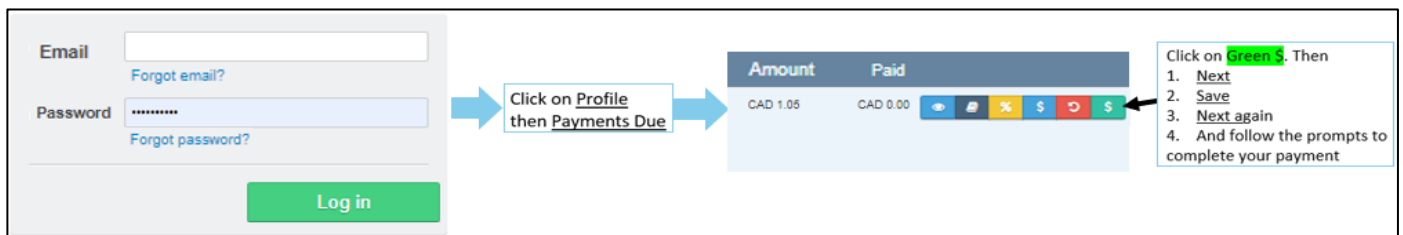
The Hills at Charlesworth Homeowner's Association (HOA) is a non-profit organization. As a property owner in The Hills at Charlesworth, you are automatically a member. Although the HOA does not own any of the infrastructure in the community, it is responsible for managing and maintaining aspects of the community for the benefit of the residents. This includes the management of a custom rain arbor system including a 500-gallon cistern, the Community Gardens, and a 200m Ice Ribbon. The HOA maintains an enhanced landscaping program that addresses specific common areas, green spaces, entrance features and medians.

The Hills at Charlesworth is a vibrant family friendly community that provides fun-filled events throughout the year. Stay informed about upcoming events by visiting <https://hillsatcharlesworth.com/events/>

*Additionally, the Hills at Charlesworth HOA is fortunate to have access to a community garden. Plots are available on a first come- first served basis and applications for the 2026 season will open in March. **Please watch your emails in early 2026 and check the website at <https://hillsatcharlesworth.com/homepage/community-gardens/> for more info.***

TO ACCESS YOUR PERSONALIZED INVOICE, PLEASE LOG IN TO THE ONLINE PORTAL OR TO RECEIVE YOUR INVOICE VIA MAIL OR EMAIL, CONTACT CORE MANAGEMENT AT info@coremanagement.ca. Payments can be made online (see steps below), via telepay or by cheque. **Payments are due January 31st, 2026.**

To pay your invoice online, go to <https://central.ivrnet.com/hillsatcharlesworth>, click on "Log in" and enter the email address we have for you on file and your password. If you are unsure of your login credentials, please contact info@coremanagement.ca or call 780-651-1577.



***Please note, if fees are owing for prior years, you will not be able to log in. Please contact Core for assistance.**

Warmest Regards,
The Hills at Charlesworth Homeowner's Association
Board of Directors

2026 BUDGET SUMMARY

<u>Revenue</u>	<u>\$</u>	<u>\$</u>
Membership Fees	184,250	
Other Revenue		
TOTAL ESTIMATED REVENUE		184,250
<u>Expenditures</u>		
Summer Maintenance - Sustainability Plaza, Landscapes	26,020	
Winter Maintenance - Sustainability Plaza, Skating Oval	44,745	
Utilities	2,650	
Admin		
- Audit and Legal Fees	4,925	
- Security	6,570	
- Management Fees	41,400	
- IT & Administration	6,600	
- Printing & Mailing Charges	4,200	
- Merchant Processing Fees	5,840	
Events	14,000	
Insurance	4,200	
Reserve Fund	23,100	
TOTAL ESTIMATED OPERATING EXPENSES		184,250
Excess of Revenue Over Expenses		0

COLLECTIONS PROCEDURES

1. **January 31 – Annual Fees Due**
2. **March 1 – Reminder for outstanding invoices**
Interest is applied to all outstanding accounts (12% per annum).
3. **April 1 – First Notice for outstanding accounts – Collection action pending**
Interest is applied to all outstanding accounts
4. **May 1 - Final Notice Issued for accounts still in arrears – Collection action pending**
5. **June 1 - Accounts in arrears on June 1 are handed over to a collection agency for collection. Owner credit rating may be impacted. Payments will no longer be accepted by the Association after June 1**

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