



February 25, 2022

Dear Resident:

**RE: Jensen Lakes Homeowners Association Annual Fees - 2022**

As a property owner in the Community of Jensen Lakes, you are a member of the Jensen Lakes Homeowners Association ("JLHOA"). Membership is mandatory and applies to every property owner in Jensen Lakes.

Annual Fees are 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 at [www.jensenlakeshoa.ca](http://www.jensenlakeshoa.ca)

There are three tiers of membership in Jensen Lakes. The tiers are based on the location of the home. The 2022 fees for the fiscal year January 1<sup>st</sup>, 2022 - December 31<sup>st</sup>, 2022 have been set at the following;

1. **Standard Access Homes, 2022 fees are \$300 + GST**
  - o Access to the park/lake (Facility) through the main Facility entrance.
2. **Lake Walkway Access Homes, 2022 fees are \$450 + GST**
  - o Access to the park/lake (Facility) through the main Facility entrance and the Lake Walkway Access assigned to the property.
3. **Lake Shore Access Homes, 2022 fees are \$750 + GST**
  - o Access to the park/lake (Facility) through the main Facility entrance and direct lakeshore access of the property.

Enclosed is your Annual Fee Notice with instructions on how to pay. Please note, due to the delay in billing, payments can be made up to May 1, 2022, without penalty. Interest is applied to all outstanding accounts on May 1, 2022.

**Methods of Payment:**

1. **CHEQUE** • Mailed, address is listed below - Please make your Cheques payable to the Jensen Lakes Homeowners Association.
2. **ONLINE** • Login to your Jensen Lakes Homeowners Association account at [www.jensenlakeshoa.ca](http://www.jensenlakeshoa.ca) and follow the links to your account
3. **TELEPAY** • Pay by phone with your credit card, please call 1-888-803-5970 and use the access code on this invoice.

**As we are working to open for the Summer of 2022, we know residents have lots of questions and we have included info below.**

**Jensen Lakes Facility - Membership Cards**

Access to Facility will be via Membership Cards. The cards will be issued to Jensen Lakes residents age 12 and older. Membership cards will be available starting spring/summer 2022, and property owners will be notified with detailed information through the HOA email portal. To register for Membership Cards, submit the information as noted below for all household members permanently residing at your Jensen Lakes property to [hoa@melcor.ca](mailto:hoa@melcor.ca)

**2022 AGM**

The JLHOA is currently administered by Melcor Developments (representing Villeneuve Communities Inc.). We are currently working to schedule the 2022 Annual General Meeting, Resident Directors will be elected and join the existing Melcor Directors on the Board. The Board will meet quarterly, and the Resident Directors will be the voice of the Jensen Lakes residents. If you are interested in being nominated for the Board of Directors, or have any questions about the enclosed, please e-mail at [hoa@melcor.ca](mailto:hoa@melcor.ca)

**2021 Audited Financials** - 2021 Audited financial statements will be available for review in spring 2022.

Sincerely,

**Jensen Lakes Homeowners Association**

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**2022 Budget**

<u>Revenue</u>		<u>\$</u>	<u>\$</u>
2022 Membership Fees Standard	(421 Lots @ \$300)	125,400.00	
2022 Membership Fees Private Walkway	(4 Lots @ \$450)	1,800.00	
2022 Membership Fees Lake Shore	(2 Lots @ \$750)	1,500.00	
2022 Pro-Rated Membership Fees	(46 Lots @ \$150)	6,900.00	
<b>TOTAL ESTIMATED REVENUE</b>			<b>135,600.00</b>
<u>Expenditure</u>			
Salaries & Benefits	(Note 1)	107,606.52	
Administration	(Note 2)	13,555.75	
Legal & Professional Fees	(Note 3)	22,000.00	
Annual Repairs & Maintenance	(Note 4)	19,150.00	
Utilities	(Note 5)	2,500.00	
Programs & Events	(Note 6)	2,000.00	
<b>TOTAL ESTIMATED OPERATING EXPENSES</b>			<b>166,812.27</b>
Capital Expenditures	(Note 7)		67,500.00
<b>Excess of Expenses over Revenue</b>			<b>(98,712.27)</b>
1. Maintenance Staff & Seasonal Staff (Estimated) May – December 2022			
2. Administration			
3. Legal & Professional Fees			
4. Annual Repairs & Maintenance			
5. Utilities			
6. HOA Park & Recreational Supplies, HOA Event Supplies			
7. Safety Equipment, Park & Building Equipment, Signage, Mowers, etc.			

**Collections Procedures 2022**

1. **April 1- Fees Due**
2. **May 1-** Interest is applied to all outstanding accounts (16% per annum in excess of the prime rate of interest).
3. **June 1**  
Accounts are handed over to Jensen Lakes Homeowners Association’s legal counsel, **Field Law** for collections. Payments are no longer accepted online or mail.

**After June 1, 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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