



February 26, 2020



Dear Current Homeowner:

Subject: 2020 Annual Fees and Update Information

Spring has sprung and the Springbank Hill Homeowners Association (SBHHA) Board's thoughts turn to... Annual Fee invoices. As you know, you are a member of the SBHHA because of the encumbrance that was put on your home's title by the developer when your house was built.

I am happy to report that the fees will be going down on a temporary basis this year: \$210 per house (had been \$220 since 2015) and \$105 per condo (had been \$110 since 2015). Note that we have discontinued the early payment discount. The Board reviews the fees annually. The attached invoice details how much your property owes and how to make payment.

I would also like to take this opportunity to share some information:

1. Want to know more about the SBHHA and its mandate? Visit www.sbhha.com. We have added a blog to share news and information: <https://www.sbhha.com/blog>.
2. Would you like your invoice emailed? If so, please send an email to finance@sbhha.com.
3. The encumbrance on the titles means that each homeowner is legally obligated to pay the annual fees, which the Board keeps as low as possible through good governance and a long-standing relationship with our contractor. Unfortunately, sometimes we must resort to legal means to obtain payment. In 2019, the SBHHA switched from using a collection agency to using a legal firm who has the ability to charge late fees directly, leaving the SBHHA able to use even more of the fees levied for the benefit of the neighbourhood and not for collection expenses. Please - for your sake and ours - pay your fees on time!!!
4. Not seeing any irrigation being done? As we reported last year, starting in 2017, City of Calgary Parks charges maintenance and administrative costs related to irrigation of our parks, as well as the cost of the water itself. The Board decided the cost of irrigation, which could potentially be quite high in dry years, would not be valuable enough to warrant a fee increase, so irrigation service was declined.
5. We also reported last year that we would have our contractor repair many of the rails and posts in our wooden fences, some of which are in sorry shape (or missing altogether). We have since found out that the rails and posts were specifically made for our fences, so sourcing them was more difficult than we'd thought. We should be able to do the needed repairs this summer!

If you have any questions, please feel free to email us at info@sbhha.com.

Sincerely,
Colleen B, President