THE ORCHARDS

2027 Fee Information

Below you will find answers to many common questions about the Orchards Residents Association (Orchards RA) and your membership.

Q. What is a Residents Association (RA)?

A. RAs are the heart of the community, where memories are created every day. In addition to promoting healthy living and enhanced quality of life, your RA creates opportunities to meet your neighbours and develop connections. Lifestyle and recreational programming, events, and activities inspire social engagement and lead to increased community spirit. The Orchards RA maintains an exclusive lifestyle centre that is the gathering place for friends and neighbours to come together. RA's manage and maintain certain amenities and assets, such as the RA facility and park with enhanced amenities, that usually would not be provided because the City of Edmonton would not normally accept responsibility for their maintenance.

Q. What is the Orchards Residents Association (ORA)?

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

Q. How much are the Orchards RA fees?

A. For this fiscal year of January 1st, 2027 – December 31st, 2027 they are $440.95 + GST.

Q. How often are the Orchards RA fees collected?

A. Fees are due on January 1st of each year. Members will receive an annual fee notice in November of each year. Residents have a 30-day grace period to settle their account. Accounts paid on or after February 1, 2027 are subject to interest charges of prime plus 5% per annum and other charges related to the collections of these fees.

Q. Can the Orchards RA fees increase?

A. RA fees are tied to the City of Edmonton Consumer Price Index (as issued by Statistics Canada). The Orchards RA Board of Directors review fees annually. You can review all the details on this HERE with our Current Articles of the Association.

Q. Where is the money collected from the Orchards RA fees spent?

A. The Orchards RA sends audited financial statements to every member prior to the Annual General Meeting. The annual budget is also posted on www.Orchardsra.com. Funds collect by the RA contribute to the following:

• RA Facility/Park Operations & Maintenance (e.g. Utilities, Repairs & Maintenance, Cleaning Services, Water Park/Ice Maintenance, Landscaping, Snow Removal, Program & Events, Staffing, Garbage Removal, Capital Expenditures)

• Administration (e.g. Insurance, AGM, Website, Audit, Accounting, Legal, Office Supplies, Bank Charges, Staffing)

• Community Amenities & Maintenance Contracts - RA owned amenities/land within the Community (e.g. entry features)

• Loan Repayment & Interest Expenses

Q. How does paying the Orchards RA fee benefit Orchards residents?

A. Orchards residents will benefit by having certain amenities and assets, such as the RA facility and park with enhanced amenities, that usually would not be provided because the City of Edmonton would not normally accept responsibility for their maintenance. Orchards residents will also benefit from the following:

• Full team of professional staff to manage and operate the RA;

• Full-time Program Coordinator who will create and manage best in class programs and events for Orchards residents;

Q. Can I opt out of paying the Orchards RA fees?

A. Membership is not optional. All property owners within Orchards are members of the RA. Membership is attached to an encumbrance registered on the title of each property in Orchards.

Q. I'm building a new home and moving into Orchards part way through the year. Do I still pay the full Orchards RA fee?

A. No. Your RA fee will be pro-rated from your possession date until December 31st.

Q. How do I become a member of the Orchards RA?

A. All property owners in the community of Orchards automatically become members of the Orchards RA when they purchase their home.

Q. What if it's not my name on the invoice?

A. The Orchards RA fees apply to the current homeowner of every property. If you are the current homeowner, please contact us to update our records. If you are a renter at this address, please forward this information and fee notice to your landlord.

Q. Why does the community of Orchards have an RA?

A. RAs are strategically created for Brookfield Residential communities. It is their belief that RAs provide additional benefits to make communities come together. These benefits are around connection and having spaces and places, programming and events to encourage social connections with neighbours, family, and friends. They provide enhanced maintenance in communities through our RAs to bring a sense of place to community and make it place you can feel proud to live in. This is why Brookfield Residential reserves spaces within their master planned communities for RA facilities and parks and donates the land to provide the opportunity for these spaces and places to come together.

We look forward to seeing you at the Orchards Club House and please know my door is always open.

Sincerely,

Jaime Dowling

Jaime Dowling, General Manager

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