THE ORCHARDS

November 2, 2026

Dear Orchards Resident:
RE: Orchards Residents Association (ORA) 2027 Annual Fees

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

The ORA 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 the Orchards 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 the Orchards.

Based on resident feedback, we would like to give an early notice of the Orchards Residents Association (ORA) Annual Fee for 2027.

The Board of Directors for the Orchards Residents Association recently reviewed the budget for the upcoming fiscal year, and have approved a 1.98% increase in fees for 2027. This increase is in alignment with the current Consumer Price Index (CPI) increase. Under our Articles of Association, the Residents Association is able to increase fees by CPI. The 2027 ORA annual fee is $440.95 plus GST. This increase in fees is necessary to ensure the Association can continue to provide the same high-quality services to its residents.

The Annual Fee Package, including the budget for 2027, will be sent to all homeowners via email in November. Within, you will find all of the important information regarding your 2027 annual fees and membership with the ORA. 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 permits the use of all ORA amenities:

- The Club House facility
- Community Tool Shed
- Hockey rink
- Pleasure skating rink
- Basketball courts and ball hockey
- Splash park
- Tennis courts
- Toboggan Hill
- Bike Rentals

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There are a variety of ways to pay:

1. **Interac e-Transfer**
   - Email payment to feepayments@orchardsra.ca
   - Please include your name and property address in the message
2. **In person**
   - Cash, cheque, debit or credit card
   - 9:00am-9:00pm, Orchards Residents Association (4059 Orchards Drive SW, Edmonton)
3. **Mail**
   - Please make your cheque payable to "Orchards Residents Association"
   - Sent to 4059 Orchards Drive SW, Edmonton, AB, T6X 1W5
   - There is a $50.00 charge on all returned cheques
4. **Online http://www.orchardsra.com**
   - Credit card only
   - Click "Pay Your Fees"
5. **By phone:**
   - 587-525-9640 during Club House office hours
6. **Monthly Installments**
   - Starting January 15th, 2027, a fixed pre-authorized monthly installment can be paid over the duration of 12 months, for more information contact us at Accounts@orchardsra.ca

Although ORA annual fees are considered due the first day of the fiscal year, January 1, 2027; 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. On March 1st 2027, a Final Notice will be delivered to all outstanding accounts. Interest will continue to accrue. On April 1st 2026, outstanding accounts will be handed over to Orchards Residents' Association's legal counsel, Field LLP, for collections. Payments will no longer be accepted by the ORA.

If you have any questions or would like to update your information in our records, please call the ORA at 587-525-9640 or email Accounts@orchardsra.ca.

We look forward to seeing you at the Orchards Club House.

Sincerely,

Jaime Dowling

Jaime Dowling, General Manager
Orchards Residents Association

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