

November 9<sup>th</sup> 2020

Dear Resident:



**RE: BlueSky at Black Mountain 2020 Equitable Charge**

An Equitable Charge is registered on all property titles in BlueSky at Black Mountain in favor of your community, which manages assets for the benefit of BlueSky residents. Payment is mandatory and applies to each property owner in BlueSky.

Enclosed is your 2020 annual Equitable Charge Notice with instructions on how to pay. Based on the 2020 annual operating costs, fees have been set at **\$180 + GST= \$189** for the fiscal year January 1<sup>st</sup> 2020 - December 31<sup>st</sup> 2020. Fees will be determined annually by Melcor and will depend on the annual operating costs.

A summary of the 2020 operating budget is included on the reverse and is also posted at [www.bluesky-community.ca](http://www.bluesky-community.ca). **Interest is applied to all outstanding accounts on February 1<sup>st</sup>, 2021.**

Benefits of the equitable charge provide continued maintenance and construction of the many entry features and landscaping in the community.

**Methods of Payment:**

1. **CHEQUE • Mailed, address is listed below**
  - Please make your cheque payable to "Melcor Lakeside Inc."
  - 900, 10310 Jasper Avenue, Edmonton, AB T5J 1Y8
2. **ONLINE • Login to your BlueSky account @ [www.bluesky-community.ca](http://www.bluesky-community.ca) and follow the links to your account**
3. **TELEPAY • Pay by phone with your credit card, please call 1-888-803-5980 and use the access code on the attached invoice.**

**Not a member of BlueSky Resident Website? Please refer to our website @ [www.bluesky-community.ca](http://www.bluesky-community.ca) and follow the links.**

Please contact [tcosgrave@melcor.ca](mailto:tcosgrave@melcor.ca) if you have any questions or to update our records.

Sincerely,

**BlueSky Equitable Charge Management**

A handwritten signature in blue ink, appearing to read "Triona Cosgrave", is written over a horizontal line.

**Triona Cosgrave**  
MELCOR DEVELOPMENTS LTD.  
PH: 780.945.2816  
[tcosgrave@melcor.ca](mailto:tcosgrave@melcor.ca)

MELCOR DEVELOPMENTS LTD.  
900, 10310 Jasper Avenue, Edmonton, AB T5J 1Y8



**2020 OPERATING EXPENSES**

| <u>Revenue</u>  | \$     | \$            |
|---|--------|---------------|
| Equitable Charge for 2020 (236 Lots x \$180)            | 42,480 |               |
| <b>TOTAL ESTIMATED REVENUE</b>                          |        | <b>42,480</b> |
| <u>Expenditure</u>                                      |        |               |
| Administration (QuickBooks, Bank Charges, Title search) | 700    |               |
| Website Hosting   | 2,000  |               |
| Merchant Processing Fees                                | 700    |               |
| Insurance   | 0      |               |
| Annual Repairs & Maintenance                            | 17,800 |               |
| Professional Fees (legal, accounting)                   | 12,000 |               |
| <b>TOTAL ESTIMATED OPERATING EXPENSES</b>               |        | <b>33,200</b> |
| Repayment of Operating Loan (Previous Deficit Funding)  |        | 5,000         |
| <b>PROJECTED SURPLUS</b>                                |        | <b>4,280</b>  |

**Collections Procedures 2020-2021**

- 1. Equitable Charge Due December 31, 2020**
- 2. February 1, 2021**  
Interest is applied to all outstanding accounts (18% per annum in excess of the prime rate of interest).
- 3. March 1, 2021**  
Interest is applied to all outstanding accounts  
Final Notice
- 4. April 1, 2021**  
Accounts are handed over to BlueSky legal counsel, for collections.  
Payments are no longer accepted online or by mail.  
All payments and communication regarding collection of fees are done directly between the homeowner and legal Counsel and legal costs associated with the collection of fees, as determined by the Lawyer, will be charged back to the homeowner.