

*WELCOME TO
BLUE SKY AT
BLACK
MOUNTAIN*



CONTENTS

- ▶ 2025 Equitable Charge Information Letter
- ▶ 2024 Equitable Charge Breakdown
- ▶ Your Invoice and How to Pay
- ▶ Important Contacts
- ▶ Responsibility Map
- ▶ About Management Fees
- ▶ Thank you

A large, dark brown wooden sign is mounted on a grey stone wall. The sign features the word "BLUESKY" in a light blue, serif font. To the right of the text is a stylized logo consisting of two curved lines, one light blue and one light green, resembling a wave or a stylized 'B'. The background of the sign is dark brown wood. The sign is set against a backdrop of a stone wall, green trees, and a clear sky.

BLUESKY



BlueSky at Black Mountain 2024 Equitable Charge – Due January 1st 2025

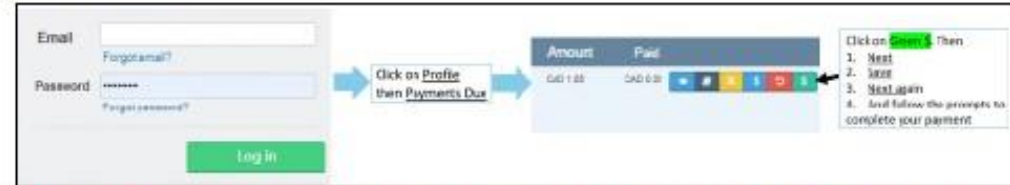
An Equitable Charge is registered on all property titles in BlueSky at Black Mountain in favor of your community, which manages assets for the benefit of BlueSky residents. Payment is mandatory and applies to each property owner in BlueSky. **The EC payment is due January 1, 2025.**

Based on the 2024 annual operating costs, fees have been set at **\$222.78 + GST = \$233.92** for the fiscal year January 1, 2024 - December 31, 2024. A summary of the operating budget is included on the reverse and is also posted at www.bluesky-community.ca.

Enclosed is your personalized Annual Fee Invoice. Payments are due January 1st, 2025. Monthly interest will commence on unpaid balances on March 1, 2025.

To pay your invoice online, go to <https://central.ivrnet.com/bluesky>, click on "Log in" and enter your email address and password. If you are unsure of your credentials, please contact info@coremanagement.ca.

Payment Instructions:



Please note, if fees are owed for prior years, all invoices can be viewed in the portal and must be paid in full.

The BlueSky at Black Mountain Equitable Charge (EC) is a not-for-profit organization that manages assets owned by the EC for the benefit of its members. For more information, please go to the community website at <https://bluesky-community.ca/>

If you have sold this property – Please have your lawyer notify the Equitable Charge management group to ensure fees are not charged to you in error.

Please contact the BlueSky Equitable Charge Management Group should you have any questions or to update our records. Please visit www.coremanagement.ca

Sincerely,
BlueSky at Black Mountain
Equitable Charge Management

Owning property in Blue Sky at Black Mountain automatically makes you a member of the Blue Sky at Black Mountain Equitable Charge (EC).

The EC manages, maintains and beautifies areas within the community for the benefit of the residents.

Please refer to pages 5 and 6 for more information

The Blue Sky EC is managed by the Developer and the Board of Directors currently comprised of developer executives.

Each year the Board is tasked with reviewing the past year financials and using this data to determine the fees applicable to each owner to meet the obligations of the EC.

The information letter outlines the amount of fees payable per property, how to pay fees, what the fees pay for and more!

The 2nd page of the information letter summarizes the actual expenses for the EC in the previous year. This is used to determine each owner's share.



2024 Equitable Charge

<u>Revenue</u>	\$	\$
Equitable Charge for 2024 (395 Lots x \$222.78)	87,998	
TOTAL ESTIMATED REVENUE		87,998
<u>Expenditures</u>		
Repairs and Maintenance	8,685	
Utilities	693	
Landscaping	37,595	
Admin		
- Management Fees	30,650	
- IT Software and Website	2,097	
- Communications, Invoicing and Collections	2,021	
- Banking Fees	1,667	
TOTAL ESTIMATED OPERATING EXPENSES		83,408
SUB-TOTAL PROJECTED SURPLUS/DEFECIT		4,590
<u>Loan from Developer</u>		
Operating Loan outstanding to Melcor, as of Sep 30, 2023	61,616	
Repayment of Operating Loan (Previous Deficit Funding)		4,590
BALANCE	57,026	
TOTAL PROJECTED SURPLUS/DEFECIT		0

What is included?

- **Repairs and Maintenance** – General upkeep of common areas in the community, including repairs and paint touch ups for signs and the public facing fence along Black Mountain Drive
- **Utilities** – Electricity usage to light bollard lights along Highlands trails
- **Landscaping** – Mowing and weeding of select areas under EC management. Please refer to the map on page 6
- **Admin** – Operational and management costs necessary to the administration of the EC. Please refer to page 7 for information on management fees
- **Operating Loan** – The EC is still under development and as such the developer contributes finances toward the operation and maintenance of the community

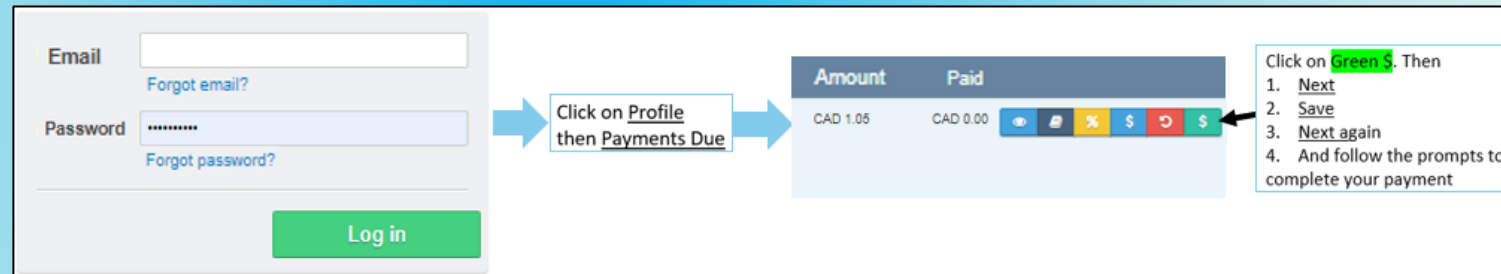




PAYING YOUR INVOICE

- We offer three easy ways to pay your invoice:
 - CHEQUE:** Mail your cheque to Melcor Lakeside (o/a Blue Sky at Black Mountain) Suite 1250, 5555 Calgary Trail NW. Edmonton, AB T6H 5P9
 - ONLINE:** You may login to your online account - See instructions below.
 - TELEPAY:** To pay by phone with your credit card call 1-888-803-5980 and follow the prompts, using the Access Code shown on your invoice.

To pay your invoice online, go to <https://central.ivrnet.com/bluesky> and click on "Log In". Enter your email address and password and follow the process outlined below.



- If you are unsure of your login credentials, please contact Core
- If you need help paying your invoice or would like to receive a mailed copy, please contact Core

Call Core at 780-651-1577 or email info@coremanagement.ca

PAYMENTS ARE DUE JANUARY 1ST OF EACH YEAR.

PLEASE PAY CAREFUL ATTENTION TO PAY ON TIME. IF PAYMENT IS NOT RECEIVED BY MARCH 1ST, INTEREST WILL BE CHARGED ON OUTSTANDING ACCOUNTS. FAILURE TO COMPLY MAY RESULT IN COLLECTION ACTION.

Due Date:	January 01, 2025
Invoice Number:	
GST #:	86275 9644 1110001

	Price
	\$222.76
	\$0.00
	11.14
Total	\$ 233.92
Balance Remaining	\$ 233.92

Invoice Number:	
Access Code:	

Important Contacts

Blue Sky at Black Mountain is
proudly managed by

Core Real Estate Group

1250, 5555 Calgary Trail NW

Edmonton, Alberta T6H 5P9

Email:

info@coremanagement.ca

Phone: 780.651.1577

CITY OF KELOWNA BYLAW COMPLAINTS:-

WWW.KELOWNA.CA/CITY-HALL/BYLAWS/BYLAW-SERVICES/REGISTER-COMPLAINT.CA

PHONE: 250-469-8686

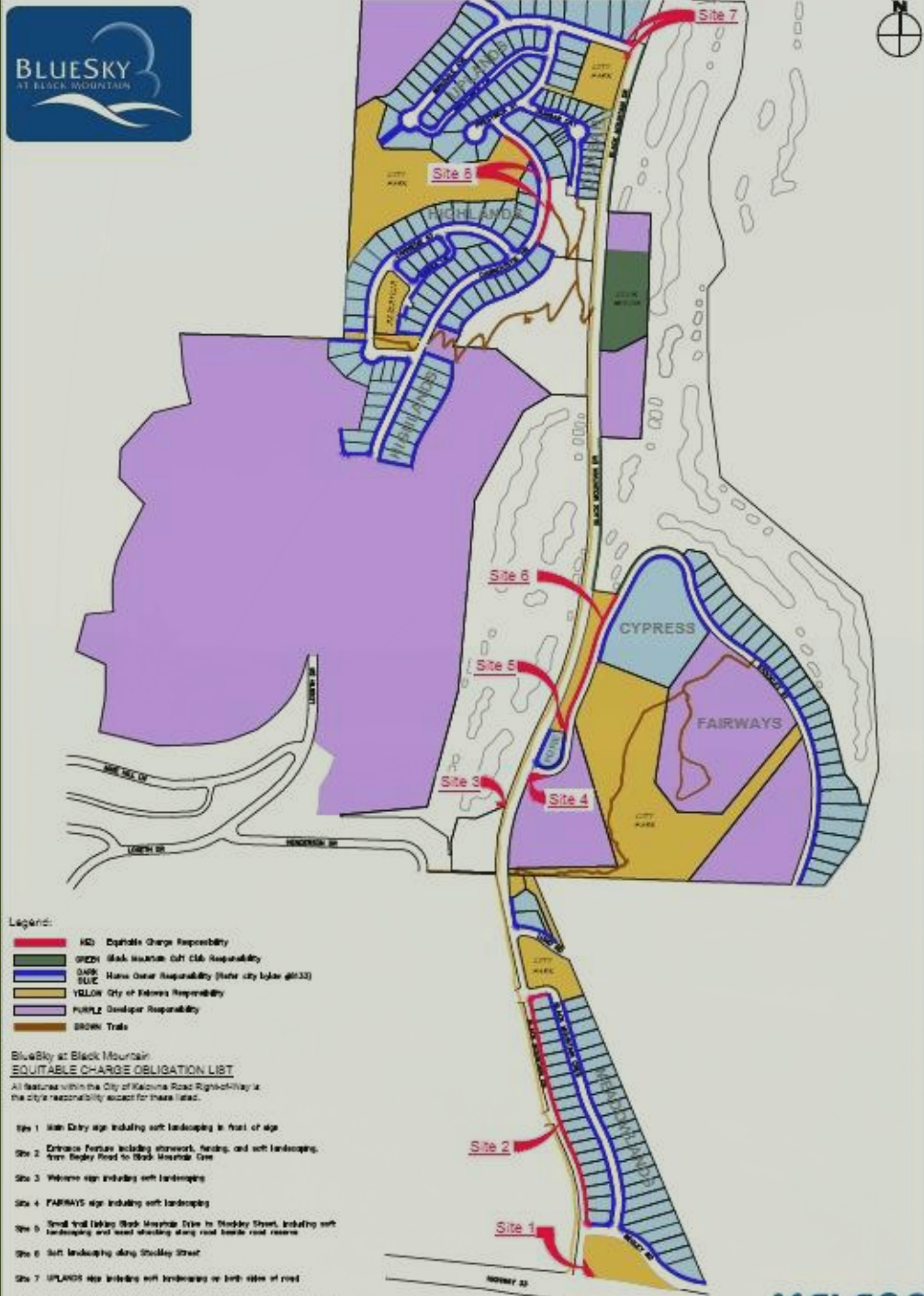
FOR ISSUES WITH:

- 1) STREET/OVERNIGHT PARKING**
- 2) BLOCKED SIDEWALKS/DRIVEWAYS**
- 3) CITY PARK AREAS**
- 4) DOG WASTE & LITTER**
- 5) GRAFFITI**
- 6) TREE MAINTENANCE**
- 7) ROCKFACES/ ROCKWALLS**
- 8) STREET LIGHTING**
- 9) TRAIL & STAIR MAINTENANCE**
- 10) ROAD MAINTENANCE/POTHOLES**
- 11) SNOW REMOVAL**

CORE MANAGEMENT GROUP
INFO@COREMANAGEMENT.CA

FOR ISSUES WITH:

- 1) EQUITABLE CHARGE INQUIRIES**
- 2) COMMUNITY LANDSCAPING ISSUES**
- 3) ENTRANCES AND SIGNS**
- 4) BOX PLANTERS**
- 5) BOLLARD LIGHTING**



For more information on the EC and the maintenance obligations, please visit:

<https://bluesky-community.ca/resident-info-2/>



About Management Fees

We are commonly asked what is included in the Management Fees. We understand that this is a large budget item.

The Management Fee is for the management of the day-to-day operations of the EC.

The fees pay for the services of a professional property manager and includes, but is not limited to:

- Working on behalf of the Developer and the Board of Directors including establishing procedures and policies, annual finances, communicating with members, facilitating meetings, hiring and monitoring contractors, following through on recommendations and mandates as put forward by the Developer and the Board of Directors, communicating and enforcing the EC's governing documents, including Bylaws and Rules & Regulations.
- Managing communications with owners, contractors and the Developer and the Board of Directors including receiving, responding, recording and storing owner questions, concerns and complaints, liaising between owners and the Developer and the Board of Directors, receiving and responding to emails, phone calls, letters, visitors, managing financial aspects of the EC including annual invoicing and communications, managing accounts receivable and collections, receiving payments, paying invoices, data entry, compiling monthly financial statements, financial reporting, working with auditors to complete annual audits.
- Managing membership requirements including verifying and updating owner and property information, providing information to owners and solicitors during property sale transactions, educating owners on the EC and the governing documents, providing direction to owners regarding expectations and responsibilities, managing owner disputes, provide IT support for owners to access their online profiles, referring owners to appropriate agencies outside of the EC, such as the developer, vendors, utility companies or the City of Kelowna as appropriate.
- Managing maintenance items including obtaining quotes, obtaining approval for expenditures, hiring and monitoring contractors and labourers, completing regular community site visits to ensure quality and contractor compliance.
- Working with the City of Kelowna to coordinate maintenance schedules, community safety, community amenity use and communicating owner concerns.



THANK YOU