



Frequently Asked Questions (FAQS) **Hamptons Homeowners Association Fee**

If you are a new resident to the Hamptons, the invoice for \$200 for the annual Hamptons Homeowners Association Fee may have been unexpected. However, your realtor, builder or lawyer should have explained to you that this fee is required from all Hamptons homeowners, and that a caveat to this effect was registered against your title. If you have been in the Hamptons for a longer period of time, you will be familiar with the annual invoices, and may have noticed that the amount invoiced has increased from \$100.00 to \$200.00 in 2008.

Some of the more frequently asked questions related to the annual fees are as follows:

Question: How did I become a member of the Hamptons Homeowners Association?

Answer:Each homeowner in the Hamptons automatically becomes a member of the Hamptons Homeowners Association (the "HHOA") when they purchase a home in the Hamptons. Membership entitles you to vote at the Annual General Meeting, as well as be nominated for the board of directors for the HHOA.

Question: Why do I have to pay an annual fee of \$200.00, and what is it for?

Answer:The mandatory annual fees are stipulated in a caveat registered against the title of each lot sold in the Hamptons. The purpose of the fees is to maintain those amenities "left behind" by the developer once the developer has finished developing the community, and to help fund those community enhancement projects as determined by the HHOA. For example, the HHOA is responsible for the planting and maintenance of the planters in the meridians and at the entrances to the various phases. In the future, we will likely become responsible for more of these features after the developer has sold the remaining lots in the Hamptons. In addition, the HHOA has funded, in part, certain community facilities such as the tennis courts, skating rink and playground near the school. The City gives the HHOA a certain amount of money to maintain the green spaces within the Hamptons know as a Class C level of landscaping. The HHOA has opted to choose a Class A level of landscaping which means the green spaces are watered more, cut more often, fertilized and weed control is in place. Therefore, the HHOA must top up the amount of money to have these extras looked after in our community.

Question: I moved into my home part way through the year. Why do I not pay a pro-rated fee?

Answer:The encumbrance on your title states that the payment is an annual amount of not less than \$100 per year, and does not allow for a pro-rated amount. The HHOA did not create the encumbrance in the first place, but it is the responsibility of the HHOA to collect the fee. The fee should have been explained to you at the time of your house purchase.

Question: I thought the \$200.00 annual fee was included in my City of Calgary property tax. Why am I getting a separate invoice from the HHOA?

Answer:At the present time, this is a separate fee payable to the HHOA. In future, there is a possibility that the City will collect this fee as a separate amount payable at the same time as your property tax, however this is not the case right now.

Question: Who do I pay, and where do I send my payment?

Answer: The fees are payable to the "Hamptons Homeowners Association", at #234, 5149 Country Hills Blvd., N.W., Box 120, Calgary, Alberta, T3A 5K8.

Question: What will happen if I choose not to pay the annual fee?

Answer:Non-payment of the fee is not a feasible option. If you try to sell your property with unpaid fees owing, you will not be able to transfer clear title, and your sale will be held up. To ensure fairness and consistency among all Hamptons residents, and to ensure the future maintenance of our community amenities, the HHOA has resolved to pursue homeowners who do not pay the fee. Legal action is likely in such cases.

Hopefully the above questions and answers have helped clear up some of the confusion around the annual fees. If you still have further questions, please feel free to contact the HHOA at the following numbers: hamptonhomeowners@shaw.ca or call the HHOA office at 208-0205, or fax 208-0206.