November 2, 2026

Dear Chappelle Gardens Resident:

RE: Chappelle Gardens Residents Association (CGRA) 2027 Annual Fees

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

The CGRA is a not-for-profit organization which manages assets owned by the Association for the benefit of Chappelle Gardens residents. An encumbrance is registered on all property titles in Chappelle Gardens 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 Chappelle Gardens.

The Board of Directors for the Chappelle Gardens Residents Association recently reviewed the budget for the upcoming fiscal year, and have approved a 1.95% increase in fees for 2027. This increase is below the current Consumer Price Index (CPI). Under our Articles of Association, the Residents Association is able to match the increase in CPI. This increase in fees is necessary to ensure the Association can continue to provide the same high-quality services to its residents.

Enclosed is your CGRA annual fee statement. **Fees are due January 1st, 2027**.

Within, you will find all of the important information regarding your 2027 annual fees and membership with the CGRA.

Membership benefits includes services, such as:
- Enhanced treatments throughout the community (seasonal lights, entry features, gazebos, bridge, seating spaces and more. To see list, visit our website).
- Discounted registered programming for all ages and interests, plus “value added” programs
- Discounted facility rentals

Membership also provides access to all CGRA amenities:
- The Social House facility
- Hockey rink
- Pleasure skating rink
- Basketball courts and ball hockey
- Splash park
- Community Toolshed

There are a variety of ways to pay:

1. **Interac e-Transfer**
   - Email payment to feepayments@chappellegardensra.ca
   - Please include your name and property address in the message

2. **In person**
   - Cash, cheque, debit or credit card
   - 9:00am-9:00pm, Chappelle Gardens Residents Association (1059 Chappelle Blvd SW, Edmonton)

3. **Mail**
   - Please make your cheque payable to “Chappelle Gardens Residents Association”
   - Send to 1059 Chappelle Blvd SW, Edmonton, AB T6W 2K7
   - There is a $50.00 charge on all returned cheque

4. **Online at http://www.chappellegardensra.com**
   - Credit card only
   - www.chappellegardensra.com
   - Click on “Pay Your Fees”

5. **Phone**
   - Credit card only
   - Please see your invoice for the phone number

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@chappellegardensra.ca

Chappelle Gardens Residents Association
1059 Chappelle Boulevard SW. Edmonton, AB T6W 2K7 Ph: (780) 705-1815
Email: **accounts@chappellegardensra.ca** **Website:** **www.chappellegardensra.com**

<u>Important notes regarding payments:</u>

Fees are due January 1st annually. Fees can be paid to the Association between now and March 31st, 2027.
Interest penalties will be charged in the following way:

- Beginning January 1st 2027, interest will be calculated at a rate of prime + 5.0% per annum. This interest will be applied on the first day of each month, beginning February 1st , 2027 and will compound annually.
- On March 1st 2027, a Final Notice will be delivered to all outstanding accounts. Interest will continue to accrue.
- On April 1st 2027, outstanding accounts will be handed over to Chappelle Gardens Residents' Association's legal counsel, Field LLP, for collections. Payments will no longer be accepted by the CGRA, and all payments and communication regarding the fees will take place directly between the homeowner and Field LLP. Legal costs associated with the collection of fees will be charged by Field LLP to the homeowner. This is in addition to the annual fee.

If you have any questions or would like to update your information in our records, please call the CGRA at 780-705-1815.

We look forward to seeing you at the Social House.

Sincerely,

Lara Pereverseff

Lara Pereverseff, General Manager
CHAPPELLE GARDENS RESIDENTS ASSOCIATION

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

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.

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