

*WELCOME TO
THE JAGARE
RIDGE
HOMEOWNER'S
ASSOCIATION*



Contents:

- 2026 Budget Letter
- HOA Obligations
- 2026 Budget Breakdown
- Management Fees
- Your Invoice and How to Pay
- Important Dates
- Who to Contact



Owning property in Jagare Ridge automatically makes you a member in the Association.

The Jagare Ridge Homeowners Association is a not-for-profit organization which manages and maintains assets owned by the Association for the benefit of Jagare Ridge residents.



Homeowners Association Fees – Effective January 1, 2026

The Board of Directors is pleased to enclose the 2026 Operating Budget and Fee Notice for the Jagare Ridge Homeowners Association (HOA). The budget is a result of careful consideration, analysis of past and anticipated expenses and review of the financial obligations of the Association for the upcoming fiscal year. A copy of the Annual Operating Budget for the 2026 fiscal year is attached for your reference and review.

Your personalized invoice(s) is enclosed. **Payments are due January 1st, 2026.**
Payments can be made online, via Telepay or by cheque.
Instructions for Telepay or cheque payments are outlined on the enclosed invoice.

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

Amount	Paid
CAD 1.00	CAD 0.00

1. Next
2. Save
3. Next again
4. And follow the prompts to complete your payment

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

Based on the estimated 2026 annual operating costs, fees have remained the same at \$450 + GST = \$472.50 for the fiscal year January 1, 2026 - December 31, 2026.

The Jagare Ridge Homeowners Association is a non-profit organization, which manages and maintains assets owned by the Association for the benefit of community residents. The Association oversees the maintenance of community amenities, which include the masonry entry feature, stonework, signage, lighting, portions of the fountain and landscaping area, plaza, pathway lighting and stonework and public side fencing.

As a property owner in Jagare Ridge, you are a member of the Jagare Ridge Homeowners Association. Membership is mandatory and fees are charged in accordance with the encumbrance registered on your certificate of title.

We encourage owner to visit the HOA website <https://jagareridgehoa.com/> to find the 2026 Budget Presentation, FAQs, HOA Docs, Architectural Guidelines and much more.

Sincerely,
Jagare Ridge Homeowners Association
Board of Directors

The budget letter outlines your portion of the fees needed to meet the budget, how to pay your fees, what your fees pay for and more!

This budget is used to determine how much each owner will need to contribute to cover the costs.

HOA Obligations

The Association manages assets for the benefit of the members. This includes the maintenance of community amenities, which include:

- The masonry entry feature (Stonework, Signage and Lighting)
- Pond fountains
- Waterfalls (includes stonework, mechanical/electrical and lighting)
- Enhanced landscaping
- 50/50 split between Jagare Ridge HOA (JRHOA) & Jagare Ridge Golf Course (JRGC) (includes soft landscaping, plaza, pathway lighting, amenities and stonework)
- Public side fencing

You can find the Obligations and Responsibility Maps at:
<https://jagareridgehoa.com/resident-info-2/>



2026 Budget Breakdown

The budget summarizes the anticipated expenses for the Association for the upcoming year.
Any surplus may be deposited to a reserve fund for capital repairs/replacement.



2026 BUDGET

<u>Revenue</u>	\$	\$
2026 Membership Fees (381 Lots at \$450)	184,950	
2026 Multi-Family Membership Fees (4.08 Acres X 15 X \$450)	27,540	
2026 Multi-Family Membership Fees (7.23 Acres X 15 X \$450)	50,153	
2026 Multi-Family Membership Fees (3.39 Acres X 1 X \$450)	6,780	
2026 Pro-Rated Membership Fees (26 Lots at \$225) Estimated	5,850	
Bank Interest and Late Revenue Charges	2,962	
TOTAL ESTIMATED REVENUE		278,235
<u>Expenditure</u>		
Repairs & Maintenance		
- Fencing (<i>painting rotation for common area community fencing</i>)	13,500	
- Electrical (<i>contingency for lighting/fountain/waterfall repairs</i>)	6,500	
Utilities (<i>entry feature lighting, portion of fountain/waterfall</i>)	19,800	
Landscaping (<i>turf maintenance, litter pickup, shrub & perennial care, weed control, spring/fall clean-up, fountain and waterfall install, removal and winter storage</i>)	93,250	
Admin		
- Audit Fees (<i>annual preparation of audited financial statements</i>)	4,200	
- Management Fees (<i>management of the day-to-day operations of the HOA on behalf of the Board of Directors</i>)	33,000	
- IT & Administration (<i>Ivlnet database system, website hosting</i>)	5,670	
- Annual Fee Printing & Mailout (<i>postage & printing chargeback</i>)	2,600	
- AGM Costs (<i>venue rental and package compilation and distribution</i>)	1,500	
- Merchant Fees (<i>costs to pay vendors through EFT, credit card processing fees</i>)	4,065	
Resident Event (<i>annual resident event costs</i>)	15,000	
TOTAL ESTIMATED OPERATING EXPENSES		199,085
Reserve Fund Contribution		79,150
Excess of Revenue Over Expenses		0
<i>Please note, any surplus will be deposited to the reserve fund for capital repairs/replacements</i>		

Fencing includes a painting rotation for common area community fencing.

Utilities include electricity for HOA amenities (entry feature lighting, fountains and waterfall, pedestrian bridge lights)

The Management Fee is for the management of the day-to-day operations of the HOA on behalf of the Board of Directors. The fees pay for the services of a professional property manager, assistant property manager, administrative staff, and accounting staff.

Merchant fees include costs to pay vendors through EFT, credit card processing fees through Ivlnet.

Reserve Fund can be used for future capital repairs and replacements.

Fees are based on the number of lots in the community, including multifamily lots.

Landscaping includes turf maintenance, litter pickup, shrub & perennial care, weed control, spring/fall clean-up, fountain and waterfall install, removal and winter storage

IT & Software includes: Ivlnet – 3rd party database system used to hold HOA owner/property information, produce and send fee invoices and email communications to owners. WordPress is used in conjunction with Ivlnet. Website Domain Hosting is the annual fee for the Jagare Ridge HOA website.

Printing, Mailout & Postage chargeback is for printing and postage of letters, invoices, and other documentation that are required to be mailed to homeowners. The HOA will email communications whenever possible to save costs.

WHAT IS INCLUDED IN MANAGEMENT FEES/ADMINISTRATION?

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 HOA on behalf of the Board of Directors.

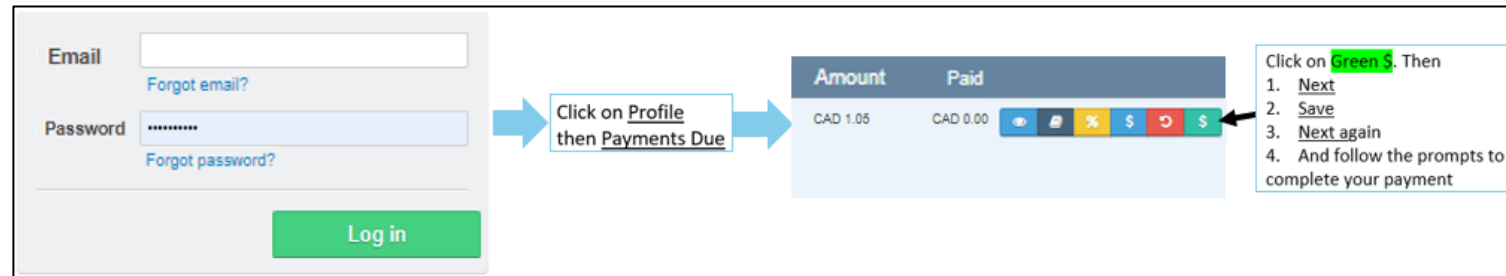
The fees pay for the services of a professional property manager, assistant property manager, administrative staff, and accounting staff and includes, but is not limited to:

- Managing financial aspects of the Association 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 Homeowner's Associations 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 HOA, such as the developer, EPCOR or the City of Edmonton as appropriate.
- Managing communications with owners, contractors and the Board of Directors including receiving, responding, recording and storing owner questions, concerns and complaints, liaising between owners and the Board of Directors, receiving and responding to emails, phone calls, letters, visitors.
- Working on behalf of the Board of Directors including establishing procedures, policies and annual budgets, communicating with members, facilitating board meetings, following through on recommendations and mandates as put forward by the board of directors, communicating and enforcing the Association's governing documents, including Bylaws and Rules & Regulations.
- Managing maintenance items including obtaining quotes, obtaining board approval for expenditures, hiring and monitoring contractors and laborers, completing regular community site visits to ensure quality and contractor compliance.
- Working with the City of Edmonton to coordinate maintenance schedules, community safety, community amenity use and communicating owner concerns.
- Facilitating Annual General Meetings including arranging venues, producing AGM packages, delivering AGM packages via email or Canada Post, hosting the meeting, presenting the Association's audited financials and facilitating elections, recording AGM minutes and managing the HOA's annual return.



PAYING YOUR INVOICE

- We offer three easy ways to pay your invoice:
 1. CHEQUE: Mail your cheque to Jagare Ridge HOA at Suite 1250, 5555 Calgary Trail NW. Edmonton, AB T6H 5P9
 2. ONLINE: You may login to your Jagare Ridge Homeowners Association account See instructions below.
 3. TELEPAY: To pay by phone with your credit card call 780.784.5497 and follow the prompts, using the Access Code shown on your invoice.
- To pay your invoice online, go to <https://central.ivrnet.com/jagareridge/>, 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 or Email 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 FEBRUARY 1ST, YOU WILL RECEIVE REMINDERS IN THE MAIL OR IN YOUR EMAIL. FAILURE TO COMPLY WILL RESULT IN COLLECTION ACTION.

Due Date:	January 1, 2026
Invoice Number:	
GST #:	775284086 RT0001

	Price
	\$450.00
	\$0.00
	22.50
Total	\$ 472.50
Balance Remaining	\$ 472.50

Invoice Number:	
Access Code:	

IMPORTANT DATES 2026

January	February	March	April
S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S
1 2 3	1 2 3 4 5 6 7	1 2 3 4 5 6 7	1 2 3 4
4 5 6 7 8 9 10	8 9 10 11 12 13 14	8 9 10 11 12 13 14	5 6 7 8 9 10 11
11 12 13 14 15 16 17	15 16 17 18 19 20 21	15 16 17 18 19 20 21	12 13 14 15 16 17 18
18 19 20 21 22 23 24	22 23 24 25 26 27 28	22 23 24 25 26 27 28	19 20 21 22 23 24 25
25 26 27 28 29 30 31	29 30 31	29 30 31	26 27 28 29 30
May	June	July	August
S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S
1 2 3 4 5 6 7	1 2 3 4 5 6 7	1 2 3 4	1
8 9 10 11 12 13 14	8 9 10 11 12 13 14	5 6 7 8 9 10 11	2 3 4 5 6 7 8
15 16 17 18 19 20 21	15 16 17 18 19 20	12 13 14 15 16 17 18	9 10 11 12 13 14 15
22 23 24 25 26 27 28	22 23 24 25 26 27 28	19 20 21 22 23 24 25	16 17 18 19 20 21 22
29 30 31	29 30	26 27 28 29 30 31	23 24 25 26 27 28 29
September	October	November	December
S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S
1 2 3	1 2 3	1 2 3 4 5 6 7	1 2 3 4 5
4 5 6 7 8 9 10	4 5 6 7 8 9 10	8 9 10 11 12 13 14	6 7 8 9 10 11 12
11 12 13 14 15 16 17	11 12 13 14 15 16 17	15 16 17 18 19 20 21	13 14 15 16 17 18 19
18 19 20 21 22 23 24	18 19 20 21 22 23 24	22 23 24 25 26 27 28	20 21 22 23 24 25 26
25 26 27 28 29 30	25 26 27 28 29 30 31	29 30	27 28 29 30 31

Collections Schedule for Unpaid Accounts

- January 1st – Association fees are due in full
- February – Fee reminders are sent for unpaid accounts
- March – Interest is applied to all outstanding accounts at 16% per annum. Reminder will be sent.
- April – Final Notices are sent to owners still in arrears
- May 1st – The Homeowners Association reserves the right to send unpaid owner accounts are sent to a third party for collection action. This may impact the owner's credit rating and end in legal action.

IMPORTANT CONTACT INFO

The Jagare Ridge HOA is proudly managed by

Core Real Estate Group
1250, 5555 Calgary Trail NW
Edmonton, Alberta T6H 5P9

Please contact our friendly staff for questions relating to:

- Association budget and fees
- Help with paying your fees
- Maintenance concerns, such as landscaping, fencing, etc.
- Architectural Guidelines or Association Bylaws
- Facility and Amenities
- Events
- Information about the Annual General Meeting
- Volunteer opportunities

Email: info@coremanagement.ca

Phone: 780.651.1577

For more information on HOA management, please visit:

www.coremanagement.ca/property-management/hoa-management





*THANK
YOU*