



## New Owner Community Quick Facts

### Owner Association Fee Payments:

- Monthly Owner Association fees are payable on the 1<sup>st</sup> business day of each month by each property owner.
- Current monthly Owner Association fees are \$129.00 and are subject to change upon board approval.
- Payment of fees are preferred by Pre-Authorized Payments. To register please submit the attached form to [invoices@lamontland.com](mailto:invoices@lamontland.com). Alternatively, payment can be made by providing 12 months of postdated cheques in the name of "Hawks Landing Owner Association" prior to each annual anniversary of property ownership.

Regardless of payment method the Owners Association will require each property owners contact information listed on the top portion of the attached form by sending to the above email.

### Property owners are responsible for items such as:

- All maintenance, repairs, insurance and operating costs of their home and everything within their lot property lines, including all fences along their property lines.
- Landscaping and landscaping maintenance in front of their lot extending to the sidewalk or curb.
- Maintaining lot drainage patterns and back of lot swales.
- Clearing snow on their own property, driveway and the sidewalk in front of their lot.
- Any fees or utilities relating to their specific home or lot such as water, wastewater, storm water, power, gas, communications, property taxes, insurance etc. The only individual home or lot fee covered by the Owners Association is garbage/recycling pickup as noted below.
- The individual property owners are responsible for their own insurance for anything associated to or within their lot similar to a freehold property which would include building, contents and property liability insurance among other coverage.

### The Owners Association is responsible for items such as:

- All maintenance, repairs, insurance and operating costs within the common area not covered in the above property owner scope within the onsite park, onsite road right of way, entrance features and landscaped boulevards along Talon Drive adjacent to the community.
- Clearing snow on the onsite roads, park pathway and Talon Drive sidewalk adjacent to the community.
- Note – Talon Drive road and utility maintenance and repairs including road snow clearing is the responsibility of Westbank First Nation.

### Garbage & Recycling:

- The Owners Association fee will cover standard curbside garbage/recycling pickup for each home through Waste Connections of Canada Inc.
- Each home will receive one garbage bin and one recycling bin upon initial service request to the Owners Association.
- Currently pickup of garbage will be provided every Friday and recycling every other Friday, excluding Christmas and New Years Day (pickup days are subject to change by contractor).
- Bins are to be placed in front of the owner's lot on the road by 7am on the day of pickup to ensure it is collected.
- Bins are to be stored on the owner's property when not out for pickup. It is recommended the bins be stored in the garage or beside the home behind the front door so they are not as visible from the street.
- It is the responsibility of the property owner to abide by the terms of the contracted provider (such as no contaminated items, no overloading of bins, providing collection truck access, all items to be within bins, bins are rented and are to be protected/maintained by the property owner etc.) and if any additional fees or fines are charged to the Owners Association due to actions of an owner those charges will be recovered from that property owner.

This summary is only provided for convenience and not meant to be all inclusive or legal advice and is subject to change. Each property owner is expected abide by and be familiar with the bylaws, rules and requirements contained within the Hawks Landing Owner Association, Headlease, Sublease and other associated documents.

If you require further information, please don't hesitate to contact us at 1.800.788.7575



# HAWKS LANDING

## ELECTRONIC FUND TRANSFER AUTHORIZATION

Please complete the Pre-Authorized Debit (PAD) Plan agreement below.

I authorize Hawks Landing Owner Association and the financial institution designated (or any other financial institution I may authorize at any time) to begin deductions as per my instructions for monthly regular recurring payments and/or one-time payments from time to time, for payments of all charges arising under my Hawks Landing Owner Association account(s). Regular monthly payments for the full amount of services delivered will be debited to my specified account on the 1<sup>st</sup> business day of each month. Hawks Landing Owner Association will notify me for any other one-time or sporadic debits.

This authority is to remain in effect until Hawks Landing Owner Association has received written notification from me of its change or termination. This notification must be received at least ten (10) business days before the next debit is scheduled at the address provided below.

**PLEASE PRINT**

**Date:** \_\_\_\_\_

Account Surname: \_\_\_\_\_ Account First Name: \_\_\_\_\_

Resident Surname(s): \_\_\_\_\_ Resident First Name(s): \_\_\_\_\_

Street Address: \_\_\_\_\_

City/Town: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone Number: (Res.) \_\_\_\_\_ (Bus.) \_\_\_\_\_

Email: \_\_\_\_\_

**Financial Institution (FI):** \_\_\_\_\_

FI Account Number: \_\_\_\_\_ FI Transit Number: \_\_\_\_\_

*(branch – 5 digits: FI – 3 digits)*

FI Address: \_\_\_\_\_

City/Town: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

HAWKS LANDING OWNER ASSOCIATION

200, 5716 – 1 Street SE

Calgary, AB T2H 1H8

Tel: 403.252.7575

Fax: 403.252.7685

invoices@lamontland.com

Please complete form in its entirety so we have a way to reach you if anything were to change in the future.

Thank you.

**PLEASE INCLUDE A VOID CHEQUE WITH THIS FORM.**