

DLOA FAQ v.3
Rev. December 2021

Why was Dawson's Landing Owners Association (DLOA) established?

DLOA was established to maintain the value of community amenities and common spaces to a high standard for many years to come.

DLOA is an important means of building community pride and unity amongst residents through community beautification and events. Active involvement in DLOA is an excellent way to meet fellow owners, and an opportunity to help shape the community's future through planning and input. Organized events will be provided to create the sense of community and to encourage neighbourly relations.

When is an Owners Association established?

The Developer will legally establish an Owners Association early in the planning stages of the community.

Who is a member of DLOA?

An Encumbrance is registered on the title of every lot in the community of Dawson's Landing, making each owner a member of DLOA.

Who benefits from belonging to DLOA?

All residents of Dawson's Landing will enjoy the long-term benefits of enhanced maintenance, which provides a more attractive community. This helps preserve market values and the long-term value of each home in Dawson's Landing, lending to the overall community experience.

Who owns DLOA?

DLOA is owned by all property owners within Dawson's Landing.

How is DLOA managed?

Qualico Communities Calgary (QCC), on behalf of Waterbridge Developments Ltd., will govern and subsidize DLOA until it can be self-sustaining and/or the community is nearing full buildout. At that time, QCC will turn control of DLOA over to the membership. This timeline will be solely at the discretion of Waterbridge Developments Ltd. Ultimately, DLOA will be self-funded and managed by an independent third party.

Are there fees to be a member of an Owners Association?

Yes, like other Owners' Associations, DLOA will collect membership fees to operate the Association. Each household contributes to the community through a nominal annual fee. These fees are administered through registered encumbrances on all land titles in Dawson's Landing and are mandatory.

The buyer's initial encumbrance fee is pro-rated from possession date to year-end (December 31) and payable by the buyer in one lump sum upon closing. After the buyer's first year of occupancy, fees are due on an annual basis and are subject to change, in accordance with DLOA Bylaws.



When are fees due and how much are they?

In any given year, DLOA may choose to charge an amount other than that provided for in the Encumbrances, subject to the limitations in the DLOA Bylaws. The fiscal year for DLOA is **January 1 to December 31**.

Fees for 2022 are \$200.00 + GST (**\$210.00 total**). Upon closing of the initial real estate purchase, the encumbrance fee amount is pro-rated from possession date until **December 31** and is payable by the Buyer in advance of possession in one lump sum. Subsequent encumbrance fees must be paid on an annual basis.

Fees are levied and payable **January 1** each year. Interest charges begin accumulating **as of January 1 on fees not paid on or before January 31** of each calendar year, at a rate of 18% per annum. Fee notices will be mailed in **December** of each year and must be paid in one lump sum. Please visit our website at www.dawsonslandingoa.com or email us at admin@dawsonslandingoa.com for more information.

How do I pay my fees?

Please mail a **cheque** (made out to Dawson's Landing Owners Association) for the full amount of your fees (including GST) to:

Dawson's Landing Owners Association
100, 5709 - 2 Street SE
Calgary, AB T2H 2W4

Who is the Developer of Dawson's Landing?

The Developer of Dawson's Landing is Qualico Communities Calgary (QCC), on behalf of Waterbridge Properties Ltd. QCC has been in the homebuilding and land development industry for 70 years and is based out of Winnipeg. Qualico has offices across Canada in Calgary, Vancouver, Regina, Saskatoon, Edmonton, and in the United States, in Austin, Texas. QCC is a company with philanthropic roots, and we support many organizations and charities.

Current active QCC developments include: Ambleton, Evanston, Redstone, Crestmont West and Crestmont View in Calgary; Harmony in Springbank; Ravenswood in Airdrie; Rivercrest in Cochrane; Dawson's Landing in Chestermere; and Painted Sky in Langdon. For more information, please visit:

www.QualicoCommunitiesCalgary.com.

For specific inquiries related to the **Developer**, please contact:

Qualico Communities Calgary (QCC)

Phone: 403-801-1340

Email: customercare@qualicocommunities.com



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