

Rev. February 2024

Reference: Welcome to Dawson's Landing

Dear Sir or Madam:

Welcome to Dawson's Landing!

We sincerely hope you enjoy your new home, and all your new community has to offer.

You automatically become a member of **Dawson's Landing Owners Association (DLOA)** upon possession of your new home. DLOA was established by Qualico Communities Calgary, on behalf of Waterbridge Developments Inc. Residents will enjoy long-term benefits, such as regular maintenance and organized community events, resulting in a more attractive community with better-maintained market values.

Each household in Dawson's Landing contributes fees to DLOA, as there is a registered encumbrance on all land titles in Dawson's Landing. Upon closing of the real estate purchase, the encumbrance fee is payable by the buyer in one lump sum, pro-rated from possession date to year end. After the first year of occupancy, the encumbrance fee may be paid on an annual basis, and is subject to change, in accordance with DLOA Bylaws.

The fiscal year for DLOA is **January 1 to December 31**. Fees are levied effective **January 1** each year, payable by **January 31** without penalty and are subject to change in accordance with DLOA Bylaws. Interest charges begin accumulating on overdue accounts as of **January 1** of each calendar year at a rate of 18% per annum.

Fees for 2024 are \$200.00 + GST (\$210.00 total). Fee notices are mailed annually in **December**, payable by credit card on the resident payment portal, or by cheque made out to **Dawson's Landing Owners Association** and mailed to the following address:

Dawson's Landing Owners Association
200, 37 Quarry Park Blvd SE
Calgary, AB T2C 5H9
403-253-3311

Email: admin@dawsonslandingoa.com

Website: www.dawsonslandingoa.com

*Please visit our website for more information about DLOA.

Thank you for making Dawson's Landing your new home!

Sincerely,

Dawson's Landing Owners Association

