

Whitemud Hills Homeowners Association (WHHA) Annual Fee

Overview

The Whitemud Hills annual fee is reviewed by the volunteer board yearly and voted by members at the Annual General Meeting (AGM) in the context of capital projects that are identified, such as

1. ongoing maintenance costs for flowers/shrubs
2. grass cutting on designated walkways and boulevards.
3. snow removal on designated sidewalks
4. fence repair work
5. augmenting city efforts in the areas of weeding and lawn maintenance

Fee Collection

Once determined at the AGM, homeowners are invoiced in November for the upcoming year. Fees are due **January 1st**, with the anticipation that all fees will be remitted by January 31st. Thank you to the vast majority of homeowners who remit the annual fee in a timely manner (before January 16). As many of you know, we have had challenges collecting all fees in a timely manner. This results in wasted time and resources for our office administrators. To address this, we are introducing late fees for delinquent accounts.

Late Fees

Late Fees Beginning with the collection of the 2024 annual fees, we will be implementing a series of late fees. If the WHHA fee is still unpaid by February 1st, a \$100 late fee will be applied to the account and the re-invoiced. The homeowner would then be required to submit the yearly fee owing plus \$100. Should the fees still remain unpaid by April 1st, a second \$100 late fee would be applied to the account. If the account continues to be outstanding, the same late fees will be applied the following year.

Payment Application Policy

All payments received by the Association shall be applied in the following order:

1. Oldest outstanding late fees
2. Oldest outstanding annual fees
3. Current year charges

Members may not designate the allocation of partial payments. This policy ensures equitable treatment of all accounts and efficient resolution of arrears.

Late Fee Application

Late fees of \$100 apply on February 1st and April 1st when any amount remains outstanding on the account as of those dates, regardless of whether the unpaid amount represents current year or prior year charges. Accounts with any outstanding balance are subject to late fees until fully cleared.

Long-standing Delinquent Accounts

If efforts to contact the homeowner and resolve the outstanding account are unsuccessful, additional measures will be applied. When an account enters its second year of delinquency, a 5% interest fee will be applied per annum.

If the account continues to be outstanding by June 30th of the second year, a caveat will be registered against the title of the property. Additionally, all legal fees associated with this registration will be the responsibility of the homeowner. The caveat will be maintained/updated as necessary to reflect the outstanding obligation and the monies collected upon the sale of the property.