

# Sage Hill Residents Association (SHRA)

Operating Budget & Association Fees for Fiscal 2024:  
April 1, 2023 – March 31, 2024



Dear Owners:

The SHRA Board of Directors has reviewed the prior year's budget and expenses and adopted a budget for the 2024 fiscal year, April 1<sup>st</sup> 2023 - March 31<sup>st</sup> 2024.

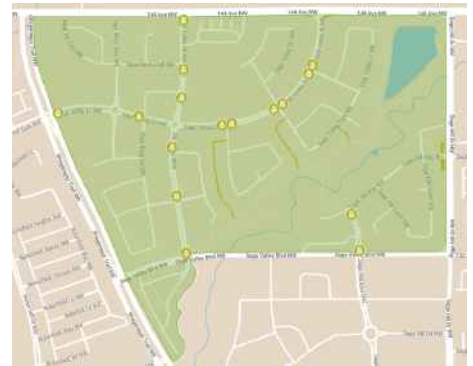
SHRA fees for the 2024 fiscal year remain unchanged from prior years:

- \$100.00 + GST (\$105.00) for single family homes
- \$75.00 + GST (\$78.75) for multi family homes

**These fees are due April 1<sup>st</sup>, 2023 and will be considered past due on June 1<sup>st</sup>, 2023.**

The 2023/24 budget reflects the priorities of the board based on the feedback we've heard from the community. We have contracted a new vendor for planting, landscaping and watering for 2023 and budgeted towards landscaping enhancements. We will be pursuing a few initiatives and will provide more details as they are realised.

The SHRA should not be confused with the Sage Hill Community Association which is voluntary, has a different mandate, and represents all the Sage/Symons communities.



The SHRA encompasses the area north to south from 144 ave to Sage Valley Boulevard and east to west from Sage Hill Drive to Shaganappi Trail, as well as the Sonoma complex at the corner of Sage Valley Boulevard and Shaganappi Trail. The spaces we are directly responsible for maintaining are shown in the attached appendix SHRA Amenities. Additionally we have an agreement with the City that allows us to have planters on the boulevards. The work we have contracted for this summer so far includes only the areas we are responsible for. This includes landscaping, mowing, watering, etc. of these spaces only. Boulevards separating traffic directions, traffic circles and the natural area (ravine and its pathways) are wholly the City's responsibility. However, we are investigating ways to work with the City to elevate the appearance of these. Spaces between the roadway and sidewalk, where they exist, are the responsibility of the homeowner.

In order to reduce administrative costs we will limit the amount of physical mail to owners and utilise electronic communication wherever possible. We encourage owners to register on [TownSq](#) where you can manage your account, make payments, collect documents, etc. Please visit [shra.ca](#) for instructions to sign up.

It is incumbent on all owners to remit their RA fees yearly. There is no invoicing policy, this notice serves as a reminder. Once a property is past due extra fees are added, currently \$10.00, to cover the costs to send lettermail etc. Interest is added to past due accounts at a rate of 18% on the outstanding amount,

compounded bi-annually. Properties significantly in arrears may have further action taken in fairness to all residents which may incur further penalties.

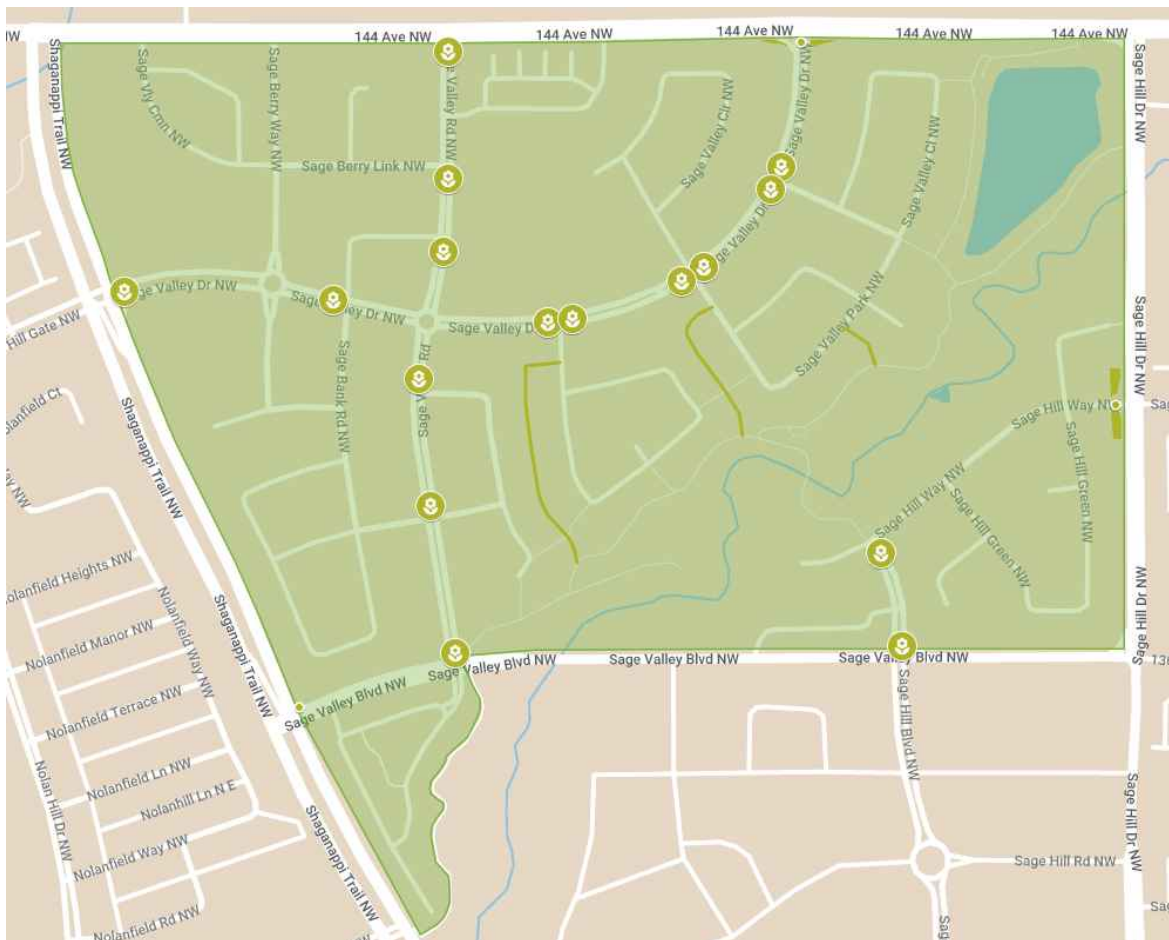
- Payments can be made on [TownSq](https://www.townsq.ca) with an added fee. Please see [shra.ca](https://www.shra.ca) for instructions on how to sign up.
- If you pay your fees by pre-authorized payment your fee will automatically be debited, or once the PAD form has been correctly filled out and returned to the management company.
- If you pay by cheque, you will need to mail or drop off a cheque for this budget period made payable to Sage Hill Residents Association.
- C-Era also can accept payments by credit card (with a 2% added fee) at our office location.

Respectfully,

The SHRA Board

Jason Little, Community Manager, C-Era Property Management & Realty – An Associa Company  
Suite B, 6010 - 12th St. SE, Calgary AB, T2H 2X2

## SHRA Jurisdiction



# SHRA Amenities

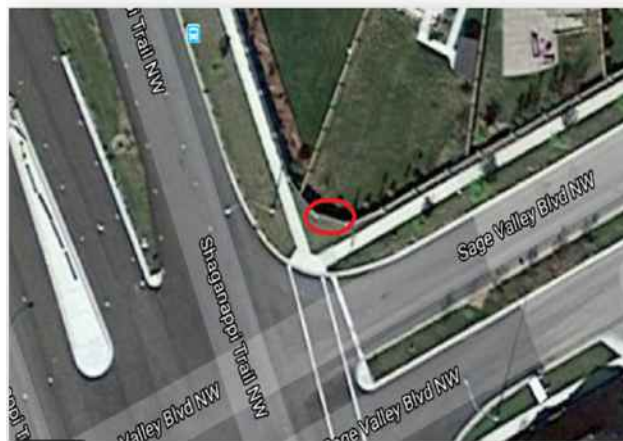
Sage Valley Drive & 144th ave Entrance



Sage Hill Drive & Sage Hill Way Entrance



Sage Valley Boulevard & Shaganappi Trail Entrance



Sage Valley Green & Sage Valley Park Pathways



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REVENUE		2023 Budget	2024 Budget
Association Fees	Per Unit	# Units	# Units
Single Family	\$ 100.00	1,087	1,087
Multi Family	\$ 75.00	602	638
<b>TOTAL REVENUE</b>		<b>\$ 153,850.00</b>	<b>\$ 156,550.00</b>
EXPENSES		2023 Budget	2024 Budget
General Admin/Office Costs		\$ 5,000.00	\$ 7,500.00
Annual General Meeting		\$ -	\$ 500.00
Bad Debt		\$ -	\$ 150.00
Bank Services		\$ 2,200.00	\$ 100.00
Collection Charges		\$ -	\$ 5,000.00
Contingency		\$ 5,000.00	\$ 5,000.00
Printing & Copying		\$ 25,000.00	\$ 2,000.00
Insurance		\$ 3,669.00	\$ 4,000.00
Electricity		\$ 1,500.00	\$ 1,000.00
Water/Irrigation		\$ 5,000.00	\$ 2,000.00
Landscaping Contract		\$ 20,000.00	\$ 40,000.00
Landscaping R&M		\$ -	\$ 5,000.00
Landscaping Enhancements		\$ 14,500.00	\$ 30,000.00
Snow Removal		\$ 10,000.00	\$ 15,000.00
Snow Removal & Supplies		\$ 19,000.00	\$ 2,000.00
Common Areas R&M		\$ 3,000.00	\$ 3,000.00
Annual Audit		\$ 3,131.00	\$ 3,131.00
Legal		\$ 12,000.00	\$ 2,000.00
Management Fees		\$ 22,000.00	\$ 22,000.00
Other Professional Services		\$ -	\$ 1,000.00
Reserve Fund Contribution		\$ 2,850.00	\$ 6,169.00
<b>TOTAL EXPENSES</b>		<b>\$ 153,850.00</b>	<b>\$ 156,550.00</b>