

WELCOME HOME!

Welcome to Goldwyn, a prairie estate community offering the luxury of space with the convenience of a nearby metropolitan city. We are honoured that you have chosen a Melcor neighbourhood to call home. We hope that you and your family will enjoy Goldwyn's amenities for many years to come.

ELEVATED AMENITIES

At Melcor, we design communities to be much more than a collection of beautiful homes. This is where families grow and neighbors meet, so we make sure to include amenities that support connection and interaction. These amenities often exceed municipal standards, and therefore a Homeowners Association (HOA) is established.

The HOA's primary role is to maintain amenities to ensure that they remain in top condition for the long-term enjoyment of all residents.

MEMBERSHIP IS AUTOMATIC

When you purchase a home in Goldwyn, you are automatically a member of the HOA. This membership

is tied to an encumbrance registered on the title of your property, which allows for the collection of fees to cover the costs of maintaining the amenities and operating the HOA. All residences in Goldwyn pay the same HOA fee.

SERVICES PROVIDED BY THE GOLDWYN HOA:

- Waste removal & recycling
- Enhanced entrance features and pathway lighting maintenance
- Premium green space landscaping
- Maintenance and upkeep of common areas and shared spaces such as parks

FEES

- Starting January 1, 2025
- Initially \$1,800+ tax annually



The Goldwyn HOA plays a vital role in preserving and enhancing the overall value of the community, ensuring that it remains an attractive and desirable place to live for years to come.

PHASE 1 HOA MAINTAINED AMENITIES

Additional HOA maintained amenities will be included in future phases.



PHASE 1: PLAYGROUND (ABOVE)

This nature inspired playground is adjacent to the wetland trails and community gathering areas. It is built and ready to welcome new residents as soon as they move in.

PHASE 1: WETLANDS (BELOW)

View west across the wetland, boasting native plants, trails and gathering areas.



STAY INFORMED

- **Website:** For general information, please visit our website at LiveInGoldwyn.com/HOA
- **Email Updates:** Periodic emails will keep you up-to-date on important events, including construction activities and need-to-know information about HOA activities. You can sign up for these on our website.

BUILDER RESPONSIBILITIES

Builders have the following responsibilities to ensure a smooth transition to the HOA for home buyers:

- 1. INFORM:** Builders are required to inform home buyers of the existence of the HOA. Please ensure that all home buyers are made aware of the HOA and its beneficial role in the community.
- 2. HOA FEES:** Starting January 1st, 2025, builders will be responsible for paying the HOA fees on any lots that have reached occupancy status with Rocky View County but remain in the builder's inventory.
- 3. SHOW HOME EXEMPTION:** One show home per builder will be exempt from the HOA fee until it is sold to a third-party purchaser.
- 4. SALES REPORTING:**
 - **Initial report:** Builders are required to supply a list of all third-party sales as of January 1st, 2025, to ensure that HOA invoicing is properly processed for the new owners. Builders who fail to provide this list will remain responsible for the HOA fees on the lots they have purchased.
 - **Monthly inventory reports:** Builders must provide a list of inventory sales and unsold lots by the 1st of each month. This ensures that HOA invoicing is accurate and up-to-date. Builders will be responsible for HOA fees until Melcor receives information required to bill home owners.



Frequently Asked Questions

What is the Goldwyn HOA?

The Goldwyn HOA is a non-profit society created by the Developer (Melcor) to manage and maintain certain community features.

Why is an HOA established?

The Goldwyn HOA was set up to keep the community's unique features looking great and maintain the value of shared spaces. The Goldwyn HOA helps foster a sense of pride and unity among residents through events, community beautification, and upkeep of common areas. It's also a fantastic way for homeowners to meet their neighbors and have a say in shaping the future of the community.

When is an HOA established?

Developers create the HOA early on in the community's planning stages, ensuring that everything is set up before homes are even built.

Who is a member of Goldwyn HOA?

If you own a home in Goldwyn, you're automatically a member of the Goldwyn HOA. Membership is mandatory and tied to the title on your property – you cannot opt out.

Who benefits from Goldwyn HOA?

All property owners and residents benefit from the Goldwyn HOA. By maintaining shared amenities and organizing events, the Goldwyn HOA ensures that the community stays beautiful and valuable for everyone.

Who owns Goldwyn HOA and how is it managed?

The Goldwyn HOA is owned by all property owners and is governed by a set of Bylaws. A Board of Directors, elected annually at the Goldwyn HOA Annual General Meeting (AGM), oversees operations. Melcor Developments will manage the Goldwyn HOA until the community is

close to fully built out. When this occurs, control of the Goldwyn HOA will transfer to the homeowners, and it will be managed by a third-party reporting to the Resident Directors.

Melcor has selected Astoria Asset Management to administer the Goldwyn HOA. The Goldwyn HOA team at Astoria is available to assist with any inquiries and may be reached by email at GoldwynHOA@astoriamanagement.ca or by phone at 403.960.0113. LiveInGoldwyn.com, is also a valuable resource for further information.

Are there fees for being part of the HOA?

Yes, like other HOAs, the Goldwyn HOA collects fees to keep everything running smoothly. An encumbrance is registered on every property's title to ensure that the association remains financially sustainable, long after Melcor has completed the community.

What are the annual HOA fees?

The Goldwyn HOA's fiscal year runs from January 1 to December 31. Fee notices are sent out each year. Late fees will accumulate on overdue balances. 2025 fees are \$1,800 + GST (totaling \$1,890) but are subject to change as outlined in the Bylaws, up to a maximum of \$2,400 + GST per home. For new home purchases, the fee is pro-rated and payable upfront.

What do my fees cover?

Your fees fund the waste management and recycling programs and the ongoing maintenance and operation of shared spaces and amenities in Goldwyn. They also cover administrative tasks like fee collection, financial reporting, and ongoing communication with homeowners. Additionally, part of the funds go toward community events and managing third-party service providers. Everything about membership and fee allocation is detailed in the Goldwyn HOA Bylaws. If you have any questions, feel free to contact us at: LiveInGoldwyn.com/HOA.