



Owning a home in Pinehurst Estates

ANNUAL DUES

\$1,250 per home, per year

Due by June 30 each year.

Pay by **Interac e-Transfer** (preferred); the address is on the resident site.

Auto-deposit is set up, so there is no security question. **Put your house number in the message.**

Late payment: interest from July 1 at TD Bank prime plus 5% a year (encumbrance, clause 2). Unpaid 90 days after June 30: referred to a collection agency, and legal costs under clause 7 become the owner's responsibility.

WHAT YOUR DUES PAY FOR

Garbage, recycling and compost: collected every Thursday, arranged by the association

Landscaping: weekly

Trees and shrubs: watered during dry periods

Park and basketball court: maintained and repaired, including surface inspections and net upkeep

Community lighting: light posts and community lighting features

Video surveillance: in the community

Signage and electrical: repaired or replaced as needed

WHO MAINTAINS WHAT

ASSOCIATION	Waste collection, landscaping, park and court, community lighting, video surveillance, signage
DESIGN COMMITTEE	Written approval before any construction, exterior or landscaping change
FOOTHILLS COUNTY	Snow removal on the main roads

DOCUMENTS

The restrictive covenant and encumbrance are available to download. To confirm fees are paid up for a property, or to request financial statements or meeting minutes, use the request form at pinehurstestates.ca.

THE COMMUNITY

HOMES	26, on Pinehurst Drive and Pinehurst Court
LOCATION	Heritage Pointe, Foothills County, Alberta
ASSOCIATION	Pinehurst Homeowners Association: a non-profit run by volunteers for the benefit of all property owners, formed 2003
ON TITLE	Restrictive covenant No. 021348318 (design standards and use); encumbrance No. 031300107 (every owner is a member)
UTILITIES	Water: Bluestem Utilities, 1-877-577-2112. Electricity and gas: open market, <u>any licensed retailer</u> . Internet: Rogers, Telus
BLOCK WATCH	Active; new residents can join the WhatsApp group