November 1, 2026

Dear Resident:

RE: Larch Homeowners Association Annual Fees-2027

As a property owner in the Community of Larch Park you are a member of the Larch Homeowners Association ("LHOA"). The LHOA is a not-for-profit society which manages assets owned by the Association for the benefit of every Larch Park Homeowner. Membership is mandatory and applies to each property owner in Larch Park. An encumbrance is registered on all property titles in Larch Park in favor of your Association.

Fees are determined annually by the Resident Board of Directors and depend on the annual operating budget.
The 2027 annual fees have been set at **$236.25** which includes GST for the fiscal year January 1, 2027 - December 31st, 2027**.**

A summary of the 2027 operating budget is included on the reverse and is also posted at www.larchparkhoa.ca

Please note;

- **The Board has voted not to increase the fees for 2027**
- **Payments can be made up to March 1st, 2027, without penalty.**
- **Interest is applied to all outstanding accounts on March 1st, 2027.**

MANAGEMENT

The HOA management and operations are under the full control of your elected Resident Directors. The Resident Board has retained the Management services of Cosgrave Consulting & Management Ltd for the 2027 year. If you have any questions, please don't hesitate to contact our office at **Info@larchparkhoa.ca**

KEEP INFORMED

Not getting Regular email updates from the Larch HOA?

Please check your Junk mail for any missed updates and add email to Safe sender List.

Login to your Larch Resident account at https://central.ivrnet.com/larchpark to ensure your details are current.

Check out the community website for regular updates https://larchparkhoa.ca/

Check out the community Facebook page https://www.facebook.com/LarchParkHOA

Email **Info@larchparkhoa.ca** *to ensure your details are on file and you do not miss out on important community Info!*

If you are no longer a resident of Larch, please contact the Larch Homeowners Association directly at **Info@larchparkhoa.ca** to update your account.

Sincerely,
LARCH HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS

2027 BUDGET

Revenue	$	$
2027 Membership Fees (737 Lots @ $225)	165,825	
2027 Landmark MF Site (1.56 Acres @ $1687.5 per acre)	2,633	
TOTAL ESTIMATED REVENUE		**168,458**
Expenditure		
Administration (Printing & Mailout, Cheques, Deposit Books)	4,753	
AGM	5,000	
Annual Repairs & Maintenance	65,210	
Community Annual Event	14,000	
Insurance	7,000	
Professional fees (Management, legal, accounting)	38,000	
Seasonal Lighting	3,000	
Website	2,500	
Utilities	1,350	
TOTAL ESTIMATED OPERATING EXPENSES		**140,813**
Capital Expenditures		0
PROJECTED SURPLUS		**27,645**
Reserve Fund Bank Balance as at 31.12.2026		**100,000**

Methods of Payment:

1. **ONLINE/E-TRANSFER- Login to your Larch Homeowners Association account @ *https://central.ivrnet.com/larchpark* and "login" to your account**

2. **TELEPAY • Pay by phone with your credit card, please call 587-635-0488 and use the access code on this invoice.**

Collections Procedures 2027

1. Deadline for payments is January 1, 2027.
2. Notwithstanding the deadline, past due interest will be waived if payment is made by February 28, 2027
3. Commencing March 1, interest will be charged at 16% for all past due payments effective January 1, 2027.
4. Commencing April 1, Accounts are handed over to Larch Homeowners Association's legal counsel, for collections. All payments and communication regarding collection of fees are done directly between the homeowner and legal Counsel and legal costs associated with the collection of fees, as determined by the Lawyer, will be charged back to the homeowner.