

**Welcome to Ambleton v.2**  
Rev. December 2021

**Dear Sir or Madam:**

**Welcome to Ambleton!**

We sincerely hope you enjoy your new home, and all your new community has to offer.

You automatically become a member of **Ambleton Owners Association (AOA)** upon possession of your new home. AOA was established by Qualico Communities Calgary, on behalf of Evans Land Development Corp. Residents will enjoy long-term benefits, such as regular maintenance and organized community events, resulting in a more attractive community with better-maintained market values.

Each household in Ambleton contributes fees to AOA, as there is a registered encumbrance on all land titles in Ambleton. Upon closing of the real estate purchase, the encumbrance fee is payable by the buyer in one lump sum, pro-rated from possession date to year end. After the first year of occupancy, the encumbrance fee must be paid on an annual basis, and is subject to change, in accordance with AOA Bylaws.

The fiscal year for AOA is **January 1 to December 31**. Fees are levied effective **January 1** each year, payable by **January 31** without penalty and are subject to change in accordance with AOA Bylaws. Interest charges begin accumulating on overdue accounts as of **January 1** of each calendar year at a rate of 18% per annum.

**Fees for 2022 are \$250.00 + GST (\$262.50 total).** In **December** of each year, you will be mailed your fee notice, payable only by cheque made out to **Ambleton Owners Association** and mailed to the following address:

**Ambleton Owners Association**  
100, 5709 – 2 Street SE  
Calgary, AB T2H 2W4  
Phone: 403-212-6310  
Email: [admin@ambletonoa.com](mailto:admin@ambletonoa.com)  
Website: [www.ambletonoa.com](http://www.ambletonoa.com)

\*Please visit our website for more information about AOA.

Thank you for making Ambleton your new home!

Sincerely,

**Ambleton Owners Association**

