



Hello Desrochers Villages Resident,

The Desrochers Home Owners' Association Board of Directors are delighted to welcome you and your family to our community. We're thrilled that you've chosen to make Desrochers Villages your home and are confident you'll enjoy all the unique features and sense of community that our neighbourhood has to offer for years to come.

To ensure that Desrochers Villages continues to be a vibrant and well-maintained community, (Desrochers' developer MLC Group,) established the Desrochers Home Owners' Association (DHOA).

The DHOA is a non-profit association tasked with managing and maintaining our communities shared assets. It provides the legal and financial framework necessary to preserve and enhance the quality of life for all residents of Desrochers Villages. As a property owner, you are automatically a valued member of the DHOA.

We look forward to your participation and support in helping make Desrochers Villages a wonderful place we can all call home.

Warm Regards,
The Desrochers Home Owners' Association Board of Directors

What does all this mean?

Here are a few common questions and answers which will help to define the role of the Desrochers Home Owners' Association (DHOA) and it's Board of Directors (BoD).

What is the Desrochers Home Owners' Association?

The DHOA is a non-profit association governed by the Alberta Societies Act. It was created by (Desrochers developer MLC Group,) to ensure that certain features and amenities in our community are maintained and managed for the long-term use and enjoyment of its member residents.

The DHOA helps ensure financial sustainability over time and the maintenance of the community's enhanced landscaped features.

Do all home owners have to pay the annual fee?

Yes.

Membership in the DHOA is automatic and mandatory with the purchase of all properties and is secured by an encumbrance registered on your land title.

What is the amount of the DHOA Annual Fee and when is it due?

The annual fee for the 2025-2026 fiscal year is \$166.67 plus \$8.33 GST, totaling \$175.00.

Multi-family homes are billed on a per acre basis.

Fees will be reviewed annually by the DHOA BoD and are subject to change.

Your annual fee will be due April 1, 2025.

Unpaid fees will be subject to interest and any legal or collection costs.

The DHOA fiscal year will run from April 1st until March 31st of the following year with fee reminders sent by the DHOA annually.

What benefits do you receive by paying the annual DHOA fee?

Residents enjoy the benefits of enhanced maintenance of selected amenities and assets within Desrochers. These enhancements encompass a variety of features including, but not limited to: the beautification of Desrochers entry signage with seasonal flowers and/or additional landscaping, maintenance of the entry boulevards, electricity costs for entry signage, fountain installation, maintenance and seasonal storage, landscaping of the pond surrounds, upkeep of the pond view point landings and features, seasonal festive lighting, and for the updating and maintenance of the DHOA community website: desrochershoa.com

These efforts ensure that Desrochers Villages can continue maintaining open spaces and shared assets to a satisfactory standard fostering a vibrant and well-cared-for community.

How is the DHOA governed?

The DHOA operates under the Alberta Societies Act and the DHOA established bylaws. Governance is overseen by a volunteer Board of Directors which was elected at the inaugural Desrochers Home Owners' Association first Annual General Meeting held on September 17th, 2024. The Board of Directors is composed of seven resident members elected to represent our community.

Fees are determined annually by the Board of Directors after a full review of an annual operating budget. A summary of the 2025 operating budget can be found on the DHOA website: desrochershoa.com.

Desrochers' developer, (MLC Group,) has been actively facilitating the seamless transition of the DHOA management following the first AGM. Over the past several months, MLC Group has implemented a robust exit strategy, including BoD development training and the establishment of efficient administrative and accounting systems. These efforts are designed to ensure the DHOA can fully manage its responsibilities moving forward.

MLC Group remains dedicated to leaving a strong and sustainable legacy in Desrochers Villages. If you have any questions or need further information, please do not hesitate contacting the DHOA BoD by email at: info@desrochershoa.com

Doesn't the Municipality maintain all common spaces?

While the Municipality owns and is responsible for maintaining common and park spaces, its extensive program may not always meet the standards expected by residents. Throughout Desrochers' development, additional maintenance efforts have been implemented to compliment the Municipalities work, ensuring these enhanced spaces are maintained to a standard that aligns with community expectations.

Moving forward, the DHOA will continue to have the opportunity to build on this legacy, enhancing the Municipalities efforts by contributing to the upkeep and beautification of our shared spaces.

Have you registered your name, address and email as a member of the Desrochers Home Owners' Association?

If not, please go to the DHOA website at: desrochershoa.com and follow the link under the section titled "ATTENTION HOA RESIDENT MEMBERS, Submit Your Info" to register.

If you are a renter, please pass this newsletter on to your landlord.

If you are not the original owner(s) of your home and are unsure if you are registered, please contact the DHOA by email to learn about being a new resident and so we can update your contact information: info@desrochershoa.com

Payment of the Annual Fee

The DHOA has contracted Celtic Group of Companies to manage the collection of the DHOA annual fee.

Note that you will receive an "Annual Fee Notice" from Celtic Group of Companies with instructions on how to pay. As per the DHOA Bylaws, the Annual Fee Notice will be mailed or emailed to you a minimum of 30 days prior to the due date.

If you have any questions, please do not hesitate contacting us.

With Warm Regards...

The Desrochers Home Owners' Association

Your Board of Directors

President, John Setterlund
Vice President, Collins Ugochukwu
Secretary, Anh Nguyen
Treasurer, Wenhan (Hansen) Gu
Director, Jonathan Butterworth
Director, Ankur Madaan
Director, J.R. Lopez

CONTACT INFORMATION

Desrochers Home Owners' Association

PO Box 25552 RPO Callaghan
Edmonton, Alberta T6W 4N8
Website: desrochershoa.com
Email: info@desrochershoa.com

