

A photograph of a stone fireplace mantel. The mantel is made of stacked, irregular stones in shades of grey and brown. In the center, there is a small window with a dark frame, showing a view of a building. On either side of the window, there is a potted plant. Above the mantel, a large, round, white pendant light hangs from the ceiling. The background is a dark, textured wall.

THE UPLANDS IN HAWKWOOD

Monthly fee increase

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Monthly Fee Increase

Introduction

Ours is a unique community in this city.

Faced with the current financial issues and with much deliberation the Board of Directors need to increase homeowner monthly fees for the Uplands residents. The proposal is an increase from \$85/month (set back in 2009) to \$100/month plus GST.

As many of you know, The Uplands provides two services to the community that are not available from the City of Calgary. We provide access to The Uplands recreational facility, as well as landscaping services which include snow removal on common grounds and pathways, annual flowers, tree maintenance and replacements, and lawn maintenance on common grounds. We believe that these additional services add value to our community by creating a above grade appearance and shared pride in our community.

The expenses to run our Facility are increasing. Internal and external facility repairs, capital equipment replacement, etc., all have inflationary costs that we now must face as The Uplands homeowners.

The Uplands has been extensively dependent on its many volunteers. The true cost of landscaping was partially masked by the generosity of those willing to donate their time and efforts to maintain the look of our community.

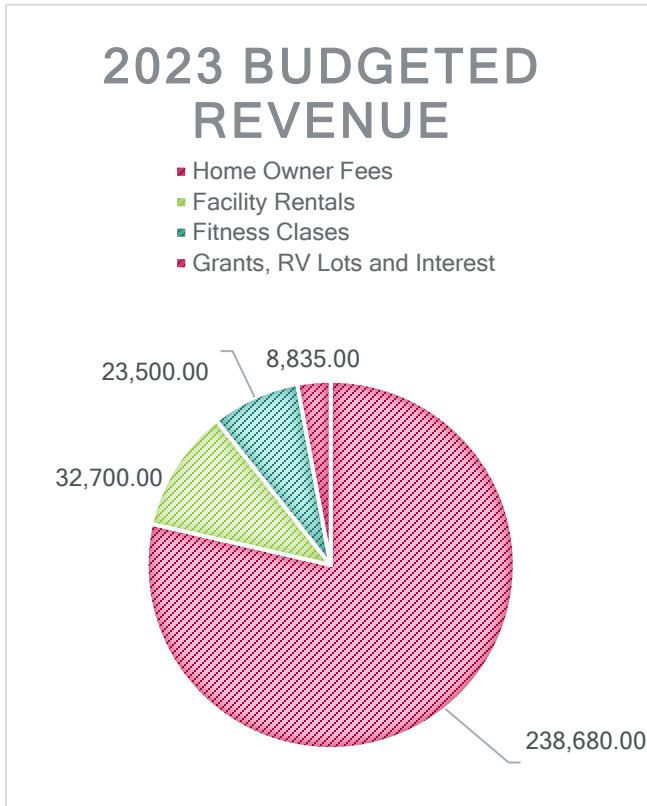
As depicted below, Facility rentals is our second largest revenue stream (behind monthly fees) from both resident and non-residents. These were lost during the pandemic and, although improving, have not returned to pre-pandemic levels.

Our volunteer board of directors, set direction based on community input, and after an exhaustive review of the finances of the community we are bringing the unfortunate news that the costs of these additional services have been creeping up over many years, and as such, we have no alternative but to increase the monthly fees to maintain our current level of services.

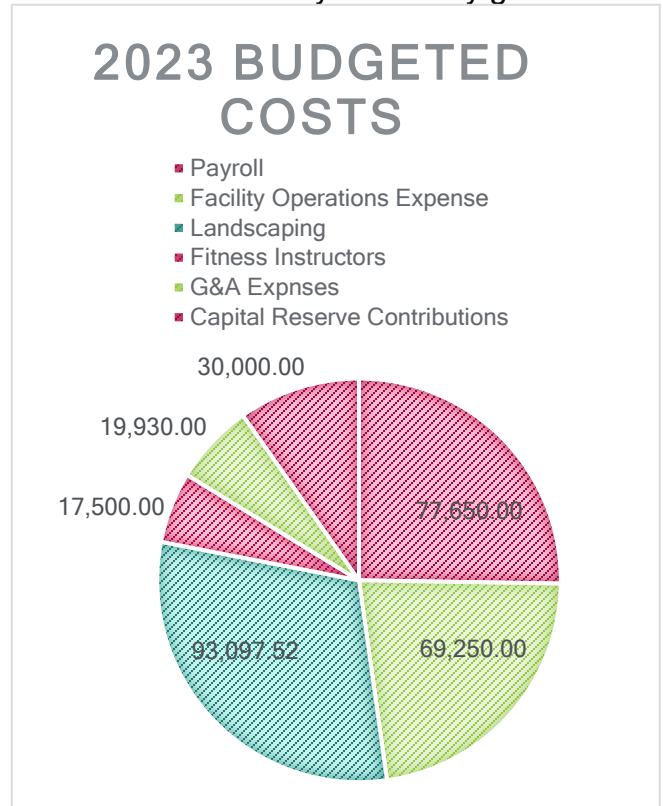
The Board is therefore request Homeowners to complete the following questionnaire for your input on a \$15/month fee increase. Please spend time answering the questions and providing comments so the Board is able to act in the best interest of Homeowners.

Why?

Where Does our revenue come from?

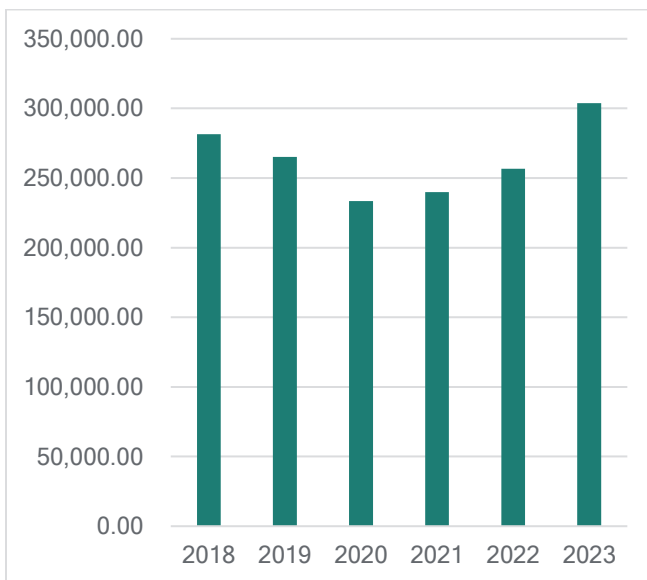


Where Does your money go?



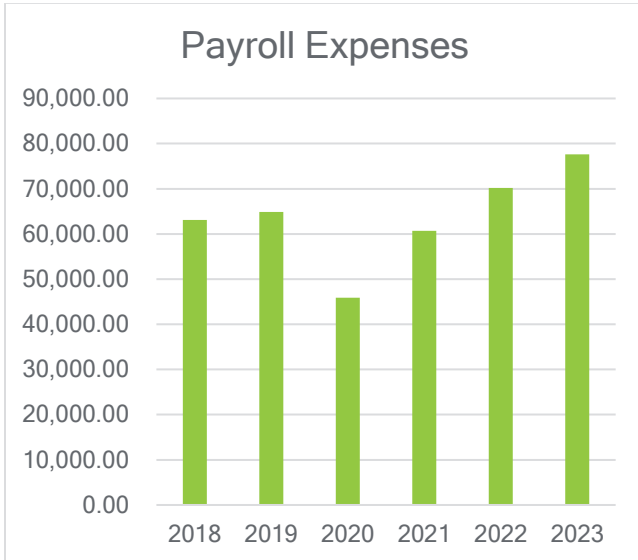
**Costs to provide services have been on the rise with inflation.

Total Revenue – 2023 Including Total Expenses Increase



Breakdown of Costs

Payroll Costs

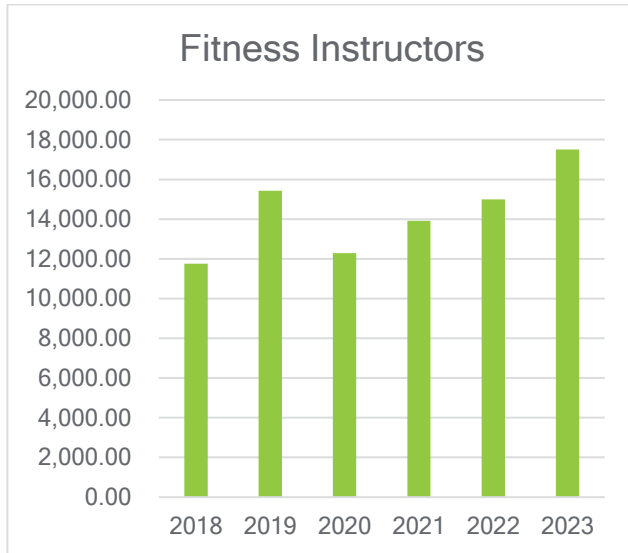


Facility Costs

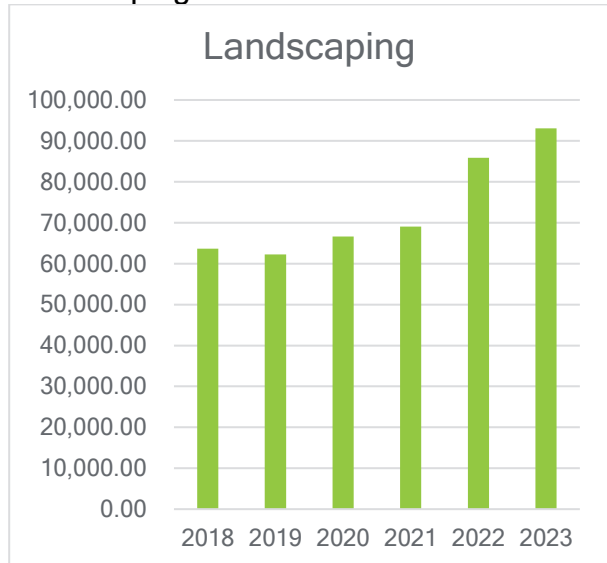


**Note 2020 was impacted by Covid rebates received by the Canadian Government.

Fitness Instructor Costs



Landscaping Costs



** Note Fitness revenue exceeds expenses, and with higher revenue expenses are higher.

Open House Information Session

The Board of Directors will host an open house information session to discuss the monthly fee increase for those who are interested in further conversation. The style will be that of an open house and not a town hall style presentation. The Board of Directors will be there to engage in conversations to answers questions and gather further feedback from the community members.

Date: November 8. 2022
Time: 7:30 pm
Location: The Uplands in Hawkwood Recreational Facility

Invitation for Comment

Members of the community are invited to provide their comments to the Board of Directors about the monthly fee increase by email or drop off. Please see questionnaire below.

Email: uha.reply@gmail.com
Drop off: The Uplands in Hawkwood Recreational Facility

All comments and questions received will form part of a summary provided to the Board of Directors. We are requesting written feedback prior to the open house to help facilitate conversation and to prepare a community response.

Thank you,
The Board of Directors



Invite for Comment
Monthly Fee Increase

1. Are you an Active user of the Uplands Recreational facility or community grounds?

Yes

No

2. Do you believe that the ongoing upkeep and maintenance of the facility and community grounds helps to maintain or increase the aesthetic level of the community?

Yes

No

If no, why? What do you believe needs to change?

3. Do you believe there is value provided by the employees of the facility and contractors employed to maintain the community?

Yes

No

4. Are you opposed to the monthly fee increase?

Yes

No

If yes, why? What type of service or maintenance activity could be discontinued?

5. Other comments:

Name: _____

Address: _____