



**THE ORCHARDS**  
at Ellerslie

Dear Resident:

On behalf of the Orchards Residents Association (ORA) and the Board of Directors, I would like to take this opportunity to welcome you and your family to The Orchards and are confident that you will enjoy this unique community for many years!

When moving into a new community, homeowners quite often have questions about their community. Listed below are some of the frequently asked questions regarding the Orchards Residents Association (ORA).

**1) What is the Orchards Residents Association (ORA)?**

The ORA is a not-for profit company governed by the Companies Act and was created to ensure that certain features/amenities and facilities of a community are maintained and managed for the long-term use and enjoyment of its member residents. The ORA sets a desired course for the use of common facilities, such as the Orchards Clubhouse, Park, Tennis Courts, and any other amenities, and helps ensure their financial sustainability over time.

**2) Do all Orchards residents currently pay a Residents Association Fee?**

Yes. All residents and property owners have their title encumbered with the Orchards Encumbrance Annual Rent Charge. Membership in the Association is automatic and mandatory with the purchase of a home in The Orchards on a Brookfield lot.

**3) What is the amount of the Residents Association Fee and when is it due?**

The payment of dues, which is reviewed and established annually by your Board of Directors, is secured by an Annual Rent Encumbrance up to \$550.00 (subject to upward adjustment for inflation & GST) registered on the title to each member's lot. If you reside in a condominium, these annual fees are in addition to your monthly condominium fees. The fiscal year runs from January 1<sup>st</sup> to December 31<sup>st</sup>. Fee reminders from the Residents Association are mailed annually in December and fees are due as of January 1<sup>st</sup>. Your lawyer should have reviewed this with you at the time of closing.

**4) What benefits do you receive by paying the annual Residents Association Fee?**

Residents benefit by having certain amenities and assets in their community that, because of the unique nature, could not otherwise be provided. Other benefits include enhanced maintenance of Entry feature, parks and boulevards which will serve to set the Orchards apart from other communities that do not have the ability to maintain open space to a higher standard.

**5) How is the Residents Association governed?**

The ORA, including the operation of the proposed parks, recreational hall and features and amenities, is governed by the Companies Act and bylaws, administered by a Board of Directors currently made up of three (3) Brookfield Directors and managed by Brookfield under the management agreement included in the information provided by your lawyer. There are also six Resident Directors that were elected at the 2017 Annual General Meeting.

If you require further information or have questions please contact me at 587-525-9640 or by email at [gm@orchardsra.ca](mailto:gm@orchardsra.ca)

Sincerely,

**ORCHARDS RESIDENTS ASSOCIATION**

Kyle Orlecki

General Manager, Orchards Residents Association

**Orchards Residents Association**

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