



**CRESTMONT**  
**Homeowners'**  
**Association**

Suite 1, 5528 - 1 Street SE  
Calgary, AB T2H 2W9  
403-253-7642  
CHOA@ranchogroup.com  
www.crestmonthall.com

**WELCOME TO CRESTMONT!**

We hope you enjoy all your new community has to offer.

You automatically become a member of the **Crestmont Homeowners' Association (CHOA)** upon possession of your new home. CHOA was established by the developer. Residents 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 Crestmont contributes fees to CHOA, as there is a registered encumbrance on all Crestmont land titles. Upon closing of the real estate purchase, the encumbrance fee is payable by the purchaser in one lump sum, pro-rated from possession date to year end. After the first year of occupancy, the encumbrance fee must be paid in one lump sum on an annual basis and is subject to change in accordance with CHOA Bylaws.

**CHOA fees for 2022 are \$325.00 + GST (\$341.25 total).** The fiscal year for CHOA is **January 1 to December 31.** Annual fee notices are mailed out, generally in **November**, and fees are levied effective **January 1** each year. Interest charges begin accumulating on overdue accounts as of **January 1** of each calendar year at a rate of 18% per annum, calculated and compounded monthly. Fees must be paid annually in one lump sum.

CHOA is managed by **Rancho Realty (1975) Ltd.**, which has been providing professional property management services since 1958. Rancho does not provide invoices. You will be mailed your fee notice, along with information to securely pay online, with minimum effort. You can also pay with a credit card over the phone, or you can mail a cheque to the below address. (Please remember to include the GST.)

For more information about Rancho Realty and for help with fee payments, please visit our website at:  
[www.ranchocalgary.com/homeowner-associations](http://www.ranchocalgary.com/homeowner-associations).

**Crestmont Homeowners' Association (CHOA)**

**c/o Rancho Realty (1975) Ltd**

Suite 1, 5528 - 1 Street SE

Calgary, AB T2H 2W9

Monday – Friday, 8:00 p.m. – 4:30 p.m.

Main Phone: 403-253-7642

Email: [CHOA@ranchogroup.com](mailto:CHOA@ranchogroup.com)

**Natalia Beilin**

Managing Broker/Senior Property Manager

[natalia.beilin@ranchogroup.com](mailto:natalia.beilin@ranchogroup.com)

**Melody Tookey**

HOA Administrative Assistant

[CHOA@ranchogroup.com](mailto:CHOA@ranchogroup.com)

**CHOA Welcome Letter**

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### **Fee Payment Options**

1. You can send a Cheque, Bank Draft, or Money Order, made out to the Redstone Homeowners' Association, by mail to the following address:  
**Rancho Realty**  
#1, 5528 1st Street SE  
Calgary, AB T2H 2W9
2. You can also pay online with CONDOCafé. **Please email [CHOA@ranchogroup.com](mailto:CHOA@ranchogroup.com) so that we can verify your name and address, and then send you instructions to register for CONDOCafé.**

For more Information about Rancho Realty, and some support on utilizing the Online Fee Payment option, visit <https://www.ranchocalgary.com/homeowner-associations>

### **Communications**

There are many options to stay engaged in your community and to receive communication.

- News and information is emailed periodically so **please email your completed Owner Contact Info Form to [CHOA@ranchogroup.com](mailto:CHOA@ranchogroup.com) and reference your property address in the subject line.**
- News and Information is emailed to residents periodically. To ensure we have your correct email address, please email [CHOA@ranchogroup.com](mailto:CHOA@ranchogroup.com) and reference your property address in the subject line.
- Signs are posted periodically in the community regarding Fee Payment and Upcoming Events.
- The CHOA website can be found at: [www.crestmonthall.com](http://www.crestmonthall.com).  
Member Login: **crestmont**  
Password: **owners**
- Join us on Facebook at <https://www.facebook.com/crestmonthall>

Thank you for making Crestmont your new home!

Sincerely,

***Your Crestmont Homeowners' Association (CHOA)***



**Natalia Beilin**

Managing Broker, Senior Property Manager, Rancho Realty (1975) Ltd.