



ENCUMBRANCE FEES

ABOUT MAHOGANY ENCUMBRANCE

Every residential property in Mahogany has an encumbrance fee attached to the property land title. This encumbrance is payable annually to the Mahogany Homeowners Association (MHOA). Encumbrance fees are defined in the MHOA Bylaws.

Encumbrance fee invoices are available to download from the primary property owners account the first week in November of each year, allowing 60 days notice prior to the MHOA encumbrance fee **deadline of December 31st**. It is each property owners responsibility to ensure all contact details are updated and correct to receive their property encumbrance fee details.



Fees are based on the City of Calgary's September CPI inflation rate.



Fee rates are varied based on property type.

FEE SCHEDULE

NOVEMBER 1ST-7TH

Annual invoices are issued via email.

DECEMBER 31ST

Encumbrance payment is due.

JANUARY 1ST

Outstanding properties member access is restricted.

FEBRUARY 1ST

3% late interest penalty applied.

MARCH 1ST

3% late interest penalty applied.

APRIL 1ST

3% late interest penalty and \$70 administrative fee applied.

MAY 1ST

Outstanding properties are referred to legal collections.



WHAT FEES PAY FOR

- Paying in perpetuity for life-cycle reserves
- Mahogany Lake, parks, and facility maintenance
- Roadway-area landscape care (ELM program)
- Ice resurfacing and snow removal of wetland and promenade
- Discounts on MHOA programs and facility rentals
- Year-round community events
- Constantly building a better community to live in; and more
- For the full list of amenities and upkeep, visit our website at www.mahoganyhoa.com



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PAYING YOUR ENCUMBRANCE

When it's time to pay your annual Mahogany encumbrance fees, you have various options to choose from. The deadline to pay your encumbrance fee and avoid any late payment interest or penalties is **December 31st**. *Have you considered the MHOA three-month payment plan? Call us at 403-453-1221 to set-up your plan.*

Pay online or by phone through your Ivynet account, **OR** visit the Mahogany Beach Club in person to pay by debit, cheque, or credit card, **OR** mail a cheque to the Mahogany Homeowners Association.

ONLINE OR BY PHONE

Encumbrance fees can be paid online by credit card* through your member portal at central.ivrnet.com/mahogany or in person at the office. Please contact our main office by emailing reception@mahoganyhoa.com or calling us at **403-453-1221** should you require any assistance with online payments.

Please note, there will be an additional 3% credit card processing fee to pay by credit card. **We do not accept American Express.*

IN PERSON

Payment by by debit, cheque, or credit card* (3% fee for credit), at the Mahogany Beach Club, 29 Masters Park SE, during business hours, 9:00 a.m. to 10:00 p.m. daily (closed Christmas, New Year's Day, and Good Friday).

Outside of business hours, use the dropbox to the left of the catering doors at the front of the Beach Club. All cheques are made payable to "Mahogany Homeowners Association".

****We do not accept American Express. We do not accept cash payments.***

MAIL A CHEQUE

Post-dated cheques are made payable to "Mahogany Homeowners Association" and mailed to the address below: **Mahogany Homeowners Association, 29 Masters Park SE, Calgary, AB, T3M 2C1**

Please note that there is a charge for any NSF cheques processed by the MHOA.