

SORA

HOMEOWNERS ASSOCIATION INFORMATION

Welcome Home!

Welcome to Sora, a community connected to nature. We are honoured that you have chosen a Melcor neighbourhood to call home. We hope that you and your family will enjoy the carefully selected amenities built into this vibrant neighborhood for many years.

Elevated Amenities Require an HOA

At Melcor, we design communities to be much more than a collection of beautiful homes. This is where families grow and neighbors meet, so we make sure to include amenities that support connection and interaction. These amenities often exceed City standards, and therefore a Homeowners Association (HOA) is required.

The primary role of the HOA is to maintain enhanced amenities to ensure that they remain in top condition for the long-term enjoyment of all residents.

HOA MAINTAINED AMENITIES:

- Enhanced entrance features and pathway lighting
- Premium green space landscaping
- Superior fencing and main boulevard treatments
- Maintenance and upkeep of common areas and shared spaces such as parks

Fees

- Starting January 1, 2025
- Initially \$180+ tax annually



The Sora HOA plays a vital role in preserving and enhancing the overall value of the community, ensuring that it remains an attractive and desirable place to live for years to come.

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PHASE 1 HOA MAINTAINED AMENITIES

Additional HOA maintained amenities will be in future phases.



Phase 1: Gateway Park (Sora Gate & Sora Way)

Expansive open space adjacent to the reconstructed wetland. Features a variety of outdoor seating options: picnic tables, benches, hammocks, a lounge net, and a small shade structure. A versatile venue for hosting community events.

HOA: solar bollards, shade shelter and lounge net/hammock posts



Phase 1: Pathway Connection

Bordering the reconstructed wetland, this lit pathway is a community link that will connect to future parks surrounding the wetland.

HOA: solar bollards



Phase 1: South Entrance

Featuring benches, a picnic table, and enhanced plantings, the South Entrance provides a welcoming space for visitors to meet up with friends or relax and enjoy the surroundings.

HOA: solar bollards

HOA Membership is Automatic

When you purchase a home in Sora, you automatically become a member of the HOA. This membership is tied to an encumbrance registered on the title of your property, which allows for the collection of fees to cover the costs of maintaining the amenities and operating the HOA.

All residences in Sora pay the same HOA fee, regardless of property type.

STAY INFORMED

- **Website:** For general information, please visit our website at LiveInSora.com/HOA
- **Email Updates:** Periodic emails will keep you up-to-date on important events, including construction activities and need-to-know information about HOA activities. You can sign up for these on our website.

BUILDER RESPONSIBILITIES

Builders have the following responsibilities to ensure a smooth transition to the HOA for home buyers:

- 1. INFORM:** Builders are required to inform home buyers of the existence of the HOA. Please ensure that all home buyers are made aware of the HOA and its beneficial role in the community.
- 2. HOA Fees:** Starting January 1st, 2025, builders will be responsible for paying the HOA fee on any lot that has reached occupancy status with the City of Calgary but remains in the builder's inventory.
- 3. Show Home Exemption:** One show home per builder will be exempt from the HOA fee until it is sold to a third-party purchaser.
- 4. Sales Reporting:**
 - **Initial report:** Builders are required to supply a list of all third-party sales as of January 1st, 2025, to ensure that HOA invoicing is properly processed for the new owners. Builders who fail to provide this list will remain responsible for the HOA fees on the lots they have purchased.
 - **Monthly inventory reports:** Builders must provide a list of inventory sales and unsold lots by the 1st of each month. This ensures that HOA invoicing is accurate and up-to-date. Builders will be responsible for HOA fees until Melcor receives information required to bill home owners.





Frequently Asked Questions

What is the Sora Homeowners Association (HOA)?

The Sora HOA is a non-profit society created by the Developer (Melcor) to manage and maintain certain community features that the City won't.

Why is an HOA established?

The Sora HOA was set up to keep the community's unique features looking great and maintain the value of shared spaces. The Sora HOA helps foster a sense of pride and unity among residents through events, community beautification, and upkeep of common areas. It's also a fantastic way for homeowners to meet their neighbors and have a say in shaping the future of the community.

When is an HOA established?

Developers create the HOA early on in the community's planning stages, ensuring that everything is set up before homes are even built.

Who is a member of Sora HOA?

If you own a home in Sora, you're automatically a member of the Sora HOA. Membership is mandatory and tied to the title of your property, so opting out isn't an option.

Who benefits from Sora HOA?

All property owners and residents benefit from the Sora HOA. By maintaining shared amenities and organizing events, the Sora HOA ensures that the community stays beautiful and valuable for everyone.

Who owns Sora HOA and how is it managed?

The Sora HOA is owned by all property owners and is governed by a set of Bylaws. A Board of Directors, elected annually at the Sora HOA Annual General Meeting (AGM), oversees operations. Melcor Developments will manage the Sora HOA until the community is close to fully built out. When this occurs, control of the Sora HOA will transfer to

the homeowners, and it will be managed by a third-party reporting to the Resident Directors.

Melcor has selected Astoria Asset Management to administer the Sora HOA. The Sora HOA team at Astoria is available to assist with any inquiries and may be reached by email at SoraHOA@astoriamanagement.ca or by phone at 403.960.0113.

Additionally, the SORA website, LiveInSora.com, is a valuable resource for further information.

Are there fees for being part of the HOA?

Yes, like other HOAs, the Sora HOA collects fees to keep everything running smoothly. An encumbrance is registered on every property's title to ensure that the association remains financially sustainable, long after Melcor has completed the community.

What are the annual fees for the Sora HOA?

The Sora HOA's fiscal year runs from January 1 to December 31. Fee notices are sent out each year. Late fees will accumulate on overdue balances. 2025 fees are \$180 + GST (totaling \$189) but are subject to change as outlined in the Bylaws, up to a maximum of \$300 per home. For new home purchases, the fee is pro-rated and payable upfront.

What do my fees cover?

Your fees fund the ongoing maintenance and operation of shared spaces and amenities in Sora. They also cover administrative tasks like fee collection, financial reporting, and ongoing communication with homeowners. Additionally, part of the funds go toward community events and managing third-party service providers. Everything about membership and fee allocation is detailed in the Sora HOA Bylaws. If you have any questions, feel free to contact us at: LiveInSora.com/HOA.