Aurora Home Owners Association

What is the Aurora Home Owners Association?

A Home Owners Association(HOA) provides long term maintenance of the community amenities that are not covered by the City of Edmonton's maintenance department. Residents pay an annual fee which contributes to the management and maintenance of Melcor Development's Aurora community. Residents can rest assured that their neighourhood fences and entry features will be well maintained and that the architectural theme of the neighbourhood will be preserved for years to come.

What is included in my HOA Fees?

Sound attenuation fence along 66th street and 25th avenue, and fencing on all multi-use trails.

Installation, removal, maintenance costs, and operational costs for all 3 fountains.

Maintenance and operational costs for the entrance features and amenity lighting.

Masonry pillars throughout neighbourhood.

Implementation

An encumbrance is registered on the title of every lot ensuring that all property owners are obligated to the Aurora HOA for the long term maintenance of the community.

The HOA will be transferred to the residents upon substantial completion of the entire development or when a threshold of approximately 200 homes is reached.

An elected Board of Directors from the Aurora HOA will determine how continued maintenance of the community features will occur.

Each property will have one vote.

Fees

Following transfer of the HOA to the residents, an initial fee per lot will be assessed and paid annually by the home owner. Future fees will be determined by the Aurora HOA.

Encumbrance Structure

By virtue of being a registered home owner in a community with a HOA, residents are automatically members of that HOA. An encumbrance registered on each property title, in favor of the HOA reflects the security that the HOA have to ensure that the annual payments are made in accordance with their Articles of Association. This membership is mandatory and applies to each and every property owner in the community.

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