

Sky Ranch Homeowners Association

Frequently Asked Questions

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What is the Sky Ranch HOA?

The Sky Ranch Homeowners Association (SRHOA) is a non-profit organization created by the developer, JL Developments, to manage and maintain certain community features. It is made up of all the property owners within Sky Ranch — when you buy a home here, you automatically become a member.

Why does Sky Ranch have an HOA?

The SRHOA was established to keep the community well-maintained and its shared spaces looking their best. By caring for these features over time, the HOA helps protect the community's value and enhances day-to-day life for residents.

When is an HOA established?

The HOA is set up early in the planning and development process, so that governance, maintenance obligations, and operating structures are all in place as the community grows.

Who is a member of the SRHOA?

Every property owner in Sky Ranch is a member. Membership is mandatory and tied to the land title of your property through a registered encumbrance — it is not optional. This ensures the long-term sustainability of the community's amenities and standards.

Who benefits from the SRHOA?

All property owners and residents benefit. The HOA helps ensure Sky Ranch stays attractive, vibrant, and valued for years to come.

Are there fees, and am I required to pay them?

Yes. Like all HOAs, the SRHOA collects fees to fund ongoing maintenance and operations. An encumbrance registered on each property title keeps the HOA financially stable and functional over the long term, so payment is required for every home.

What are the annual fees?

The SRHOA fiscal year runs from January 1 to December 31. For 2027, fees are \$500 + GST (\$525 total) per residence. Fee notices are sent out in November and December each year, and late fees accumulate on overdue balances. Fees are subject to change as outlined in the Bylaws. New home purchases have pro-rated fees, payable upfront on closing.

How and when am I billed?

Fees are billed as a single lump-sum payment at the start of each year, with notices sent the preceding November and December. If you purchase a new home partway through the year, your first fee is prorated based on your possession date and is payable when your purchase closes.

What do my fees cover?

Your fees fund Sky Ranch's solid waste management (garbage, organics, and recycling) and the ongoing upkeep of the community's shared features — green spaces, parks, pathways, landscaping, entrance features, monuments, and the playground. A portion also goes toward managing the HOA. Full details on fee allocation are available in the Sky Ranch HOA Bylaws.

What services does the HOA provide?

HOA services include:

- Waste removal — garbage, organics, and recycling
- Enhanced entrance feature and pathway maintenance
- Premium landscaping of green spaces
- Ongoing upkeep of common areas, parks, and naturalized spaces
- Seasonal maintenance and community operations

Who owns and runs the SRHOA?

The HOA is owned collectively by all property owners and guided by a set of Bylaws. A Board of Directors is elected each year at the Sky Ranch Annual General Meeting to oversee operations. During the early years of the development, JL Developments manages the HOA with support from Astoria Management. As the community nears completion, control transitions to homeowner-elected Directors who live in Sky Ranch, with Astoria continuing to professionally manage on the Board's behalf.

Who do I contact with questions?

The SRHOA team at Astoria Management is happy to help. Email SRHOA@astoriamanagement.ca or call (403) 960-0113.