



WELCOME TO SKY RANCH

Live Under More in Sky Ranch, the newest residential community in the hamlet of Cochrane Lake. Sky Ranch residents enjoy the best of both worlds with wide-open landscapes and foothill views while still remaining conveniently close to the amenities available in Cochrane and Calgary.

We welcome you and your family to this exciting new community.

Space to Live, Grow & Explore

At Sky Ranch, elevated amenities shape a community that's built to be enjoyed for years to come. To maintain and preserve these features for today's and future residents, a Homeowners Association (HOA) has been established.

The Sky Ranch HOA ensures the neighbourhood's key features remain in excellent condition, protecting the community's value and enhancing your day-to-day experience.

What is an HOA?

A Homeowners Association (HOA) is a non-profit organization made up of all of the property owners within a community. When you purchase a home in a neighbourhood that has an HOA, you automatically become a member. Membership is tied to an encumbrance registered on your property title, which allows the HOA to collect fees that support operations and maintenance of community amenities. All residences pay the same HOA fee.

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

Sky Ranch HOA fees for 2027 are \$500.00 + GST (\$525.00 total)

Welcome Home

Your HOA ensures Sky Ranch remains a beautiful, vibrant, and highly desirable place to live.

BUILDER RESPONSIBILITIES

Homebuilders are responsible for the following at time of sale to ensure a smooth transition to the Sky Ranch Homeowners Association (SRHOA) for home buyers.



Explaining SRHOA

Every home buyer in Sky Ranch automatically becomes a member of the SRHOA. Your builder will inform you about the following to ensure you know who supports the long-term care and quality of the community:

- What the SRHOA is and why it exists
- How the SRHOA helps maintain community standards and amenities
- What memberships means for homeowners



Sharing Documents

When a purchase becomes firm, your builder will give you the following documents to help you understand the community, the association, and who to contact if you need help:

- SRHOA Information Sheet
- Homeowner Welcome Package
- SRHOA Bylaws
- Community Contact List



Reviewing HOA Fees

Builders are responsible for making sure all buyers understand how the annual HOA fees are administered which includes details such as:

- Annual Fee Amount: \$500.00 + GST (525.00 total)
- Fiscal Year: January 1st - December 31st
- Billing: Lump sum payment at the start of each year
- Proration: Your first fee is adjusted based on your possession date



Builder Sales Reporting

Behind the scenes, your builder has reporting responsibilities to ensure that HOA invoicing is properly processed for the new owners, and ensure all buyers have the relevant HOA accounts set up. Builders are required to:

- Provide an initial list of all sales as of January 1st, 2027
- Submit a monthly update of all home sales and unsold homes

FREQUENTLY ASKED QUESTIONS



What is the Sky Ranch HOA?

The Sky Ranch Homeowners Association is a non-profit organization created by the developer (JL Developments) to manage and maintain certain community features.



Why does Sky Ranch have an HOA?

The SRHOA was set up to ensure the community remains well-maintained and its unique spaces continue looking great.



When is an HOA established?

The HOA is established early in the planning and development process so all governance, maintenance obligations, and operating structures are ready as the community grows.



Who is a member of SRHOA?

If you purchase a home in Sky Ranch, you automatically become a member of the HOA. Membership is mandatory and tied to the land title of your property. It is not optional. This ensures long-term sustainability of the community's amenities and standards.



Who benefits from SRHOA?

All property owners and residents benefit from the SRHOA, as the HOA helps ensure Sky Ranch remains attractive, vibrant, and valued for years to come.



Who owns the Sky Ranch HOA and how is it managed?

The HOA is owned collectively by all of its property owners and is guided by a set of Bylaws. A Board of Directors is elected annually at the Sky Ranch Annual General Meeting and is responsible for overseeing operations.

During the early years of the development, JL Developments will manage the HOA with the support of Astoria HOA Management. When the community nears completion, control will transition to homeowner-elected Directors who are residents of Sky Ranch, and Astoria will continue to professionally manage on behalf of and represent the Board.

Astoria Asset Management has been hired by JL Developments to administer the Sky Ranch HOA. The SRHOA team at Astoria is available to assist with any inquiries and may be reached by email at SRHOA@astoriamanagement.ca or by phone at (403) 960-0113.



Are there fees for being part of the HOA?

Yes, like all other HOAs, the SRHOA collects fees to support ongoing maintenance and operations. An encumbrance is registered on each property title to ensure that the HOA remains financially stable and functional long term.



What are the annual HOA fees?

The Sky Ranch HOA fiscal year runs from January 1st to December 31st. Fee notices are sent out in November and December of every year. Late fees will accumulate on overdue balances. 2027 fees are \$1000 + GST but are subject to change as outlined in the Bylaws. New home purchases have pro-rated fees that are payable upfront upon closing.



What do my fees cover?

Your fees fund the solid waste management plan of Sky Ranch (including waste, organics and recycling) and the ongoing maintenance and operation of Sky Ranch's shared features. Some of these include green spaces, community amenities, pathways, landscaping, placemaking entrance features, monuments, and the playground. A portion of the fees also go toward the management of the HOA. Full information regarding membership and fee allocation is available in the Sky Ranch HOA Bylaws.