

MINUTES FOR THE ANNUAL GENERAL MEETINGS OF:
MEMBERS OF SONOMA PINES HOMEOWNERS ASSOCIATION and
MEMBERS OF SONOMA PINES MULTI FAMILY HOMEOWNERS ASSOCIATION and
SHAREHOLDERS OF
SONOMA PINES HOMEOWNERS MANAGEMENT LTD.
SONOMA PINES MULTI FAMILY MANAGEMENT LTD.
AND
SONOMA PINES LESSEE CORP.

DATE: May 26, 2016

PLACE: Westbank Lions Community Centre, West Kelowna, British Columbia

CHAIR: Rob Taylor

Opening of Meeting

1. Welcome by the Chair. The meeting was called to order at 6:00 p.m.
2. Appointment of Secretary – Kevin Jersey was appointed to act as secretary and take the minutes of the meeting(s).
3. Confirmation of Quorum total votes – It was reported that 2,115 voting cards were issued with 92 of those being issued to Multi Family Owners and 2,000 from Carrington Road Holdings Ltd.
4. Explanation of voting cards by the Chair – Green voting cards were issued to Multi Family owners to be used for resolutions pertaining exclusively to the Multi Family owners. Yellow voting cards were used by all owners for resolutions pertaining to common issues.
5. Proof of meeting notice provided to Secretary – The Notice of Meeting was sent by electronic means on the 9th of May 2016, to owners who had provided authority to use their e-mail address for that purpose.

Carrington Road Holdings Ltd. did not vote on any of the resolutions.

Multi Family Business

1. Approval of agendas for Multi Family Association and Multi Family Company

IT WAS MOVED SECONDED THAT :Be it resolved by a simple majority vote that agenda for the Multi Family Association and the Multi Family Company be accepted.
UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

2. Approval of last year's Multi Family Association meeting minutes

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that the minutes of the Multi Family Association AGM held 4 June 2015.
UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

3. Approve transfer of Multi Family Association governance and business to Multi Family Company.

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that all the business, governance and financial affairs of the Sonoma Pines Multi Family Homeowners Association is hereby transferred to Sonoma Pines Multi-Family Management Ltd.
UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

4. Approve redemption of Carrington shares in Multi Family Company

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that Sonoma Pines Multi Family Management Ltd redeem all of its shares that are held by Carrington Road Holdings Ltd. for an aggregate redemption price of One Dollar (\$1.00).
UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

5. Approve amalgamation of Multi Family Company into Common Company (SPHM Ltd.)
Appendix A

5.a IT WAS MOVED SECONDED THAT Be it resolved by a 2/3 vote that Sonoma Pines Multi Family Management Ltd amalgamate with Sonoma Pines Homeowners Management Ltd. under the provisions of the British Columbia Business Corporations Act.
UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

5.b IT WAS MOVED SECONDED THAT Be it resolved by a 2/3 vote that The Amalgamation Agreement dated May 26, 2016 between the Sonoma Pines Multi Family Management Ltd and the aforesaid company is hereby consented to, approved and adopted.
UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

5.c IT WAS MOVED SECONDED THAT Be it resolved by a 2/3 vote that the directors of Sonoma Pines Multi Family Management Ltd are hereby authorized to take such steps as may be necessary to give effect to the proposed amalgamation.
UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

6. Authorize the Board of Sonoma Pines Homeowners Management Ltd. to negotiate with property management company

IT WAS MOVED SECONDED THAT Be it resolved by a ¾ vote that the board of directors is authorized to engage in contract negotiations for property management services including the authority to augment or replace the current services supplier and to determine the timing of making any such changes, all in accordance with the terms of the current contract.

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

7. Adjourn meeting of Multi Family Association and Multi Family Company

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that the Multi Family Association and Multi Family Company be adjourned.

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

Common Business

1. Approve agendas for Common Association and the 3 companies

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that the agenda for the following companies be approved; Sonoma Pines Homeowners Management Ltd., SONOMA PINES LESSEE CORP., Sonoma Pines Multi Family Management Ltd

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

2. Approve minutes from last year's Common Association AGM

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that the minutes of the Sonoma Pines Homeowners Association Annual General Meeting held 4 June 2015 be approved.

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

3. Approve transfer of Common Association's governance and business to SPHM Ltd.

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that All the business, governance and financial affairs of the Sonoma Pines Homeowners Association is hereby transferred to Sonoma Pines Homeowners Management Ltd.

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

4. Approve winding up of Lessee Corp.

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that

WHEREAS:

The Company is inactive, has no assets or liabilities and it is expedient for the SONOMA PINES LESSEE CORP to be dissolved.

RESOLVED AS AN ORDINARY Resolution THAT:

Dissolution Authorization

The dissolution of the SONOMA PINES LESSEE CORP be authorized pursuant to subsection 314(1)(a) of the *Business Corporations Act* (British Columbia). For the purpose of bringing such dissolution into effect, the Company instruct its agents to file an

Application for Voluntary Dissolution in the approved form with the Registrar of Companies.

Execution of Documents

Any director or officer of the SONOMA PINES LESSEE CORP is authorized and directed for and on behalf and in the name of the SONOMA PINES LESSEE CORP to execute and deliver documents required to effect the matters contained in this resolution and any supporting documents required for the purpose of giving effect to these resolutions.

Execution in Counterparts

These resolutions may be signed in as many counterparts as may be necessary and delivered by facsimile, and each of which so signed will be deemed to be an original, and such copies together will constitute one and the same instrument, and notwithstanding the date of execution will be deemed to bear the date May 26, 2016.

UPON VOTE THE MOTION CARRIED As determined by the Chair.

5. Increase number of directors of SPHM Ltd. from 3 to 7

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that The number of directors of the Sonoma Pines Homeowners Management Ltd be increased from three to seven.

UPON VOTE THE MOTION CARRIED As determined by the Chair.

6. Approve redemption of Carrington's shares in SPHM Ltd.

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that Sonoma Pines Homeowners Management Ltd redeem all of its Shares that are held by Carrington Road Holdings Ltd. for an aggregate redemption price of One Dollar (\$1.00).

UPON VOTE THE MOTION CARRIED As determined by the Chair.

7. Approve amalgamation of the two Sonoma Pines companies

7.a IT WAS MOVED SECONDED THAT Be it resolved by a 2/3 vote Sonoma Pines Homeowners Management Ltd amalgamate with Sonoma Pines Multi Family Management Ltd. under the provisions of the British Columbia Business Corporations Act

UPON VOTE THE MOTION CARRIED As determined by the Chair.

7.b IT WAS MOVED SECONDED THAT Be it resolved by a 2/3 vote that The Amalgamation Agreement dated 26 May 2016 between Sonoma Pines Homeowners Management Ltd and the aforesaid company is hereby consented to, approved and adopted. (Appendix A)

UPON VOTE THE MOTION CARRIED As determined by the Chair.

7.c IT WAS MOVED SECONDED THAT Be it resolved by a 2/3 vote that the directors of Sonoma Pines Homeowners Management Ltd are hereby authorized to take such steps as may be necessary to give effect to the proposed amalgamation.

UPON VOTE THE MOTION CARRIED As determined by the Chair.

8. Approve the financial statements of SPHM Ltd.

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that the financial statements for the Sonoma Pines Homeowners Management Ltd for the last completed fiscal year (attached hereto as Appendix B) be received and adopted
UPON VOTE THE MOTION CARRIED As determined by the Chair.

9. Waive the appointment of an auditor for SPHM Ltd.

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that the appointment of an auditor for Sonoma Pines Homeowners Management Ltd is waived until the next annual general meeting
UPON VOTE THE MOTION CARRIED As determined by the Chair.

10. Presentation of council reports included with the minutes.

11. Authorize the Board of Sonoma Pines Homeowners Management Ltd. to negotiate with property management company

IT WAS MOVED SECONDED THAT Be it resolved by a $\frac{3}{4}$ vote that the board of directors is authorized to engage in contract negotiations for property management services including the authority to augment or replace the current services supplier and to determine the timing of making any such changes, all in accordance with the terms of the current contract.

UPON VOTE THE MOTION CARRIED As determined by the Chair.

12. Approve the SPHM Ltd. budget for the upcoming year

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that the Operating Budget for Sonoma Pines Homeowner Management Ltd., for the fiscal period 1 April 2016 to 31 March 31 2017 be approved (Appendix D).

UPON VOTE THE MOTION CARRIED As determined by the Chair.

Prior to calling for a vote, there were a number of owners expressed concerns with the rising maintenance fees, and had questions regarding specific line items in the budget, all of which were fielded by the Council indicating that the budget increases were warranted.

13. Approve the revised rules and regulations

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that Any and all existing rules and regulations of the Company are hereby rescinded in their entirety and those rules and regulations set out in the Schedule E attached hereto as Appendix C are hereby approved and adopted.

UPON VOTE THE MOTION CARRIED As determined by the Chair.

14. P-3 Gate

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote \$5,680.74 of the Common surplus, be combined with the \$8,515.82 P-3 remaining funds, be transferred to the Common Contingency Reserve Fund.

UPON VOTE THE MOTION CARRIED As determined by the Chair.

15. Contingency Reserve Fund Expenses

15.a *IT WAS MOVED SECONDED THAT* Be it resolved by a 3/4 vote that up to \$52,500.00 be spent from the Multi Family Contingency Reserve Fund for painting or staining the wood accents and pergolas in the Multi Family section, and that the Wood Accent Maintenance Program be approved.

UPON VOTE THE MOTION was **DEFEATED** As determined by the Chair.

15.b *IT WAS MOVED SECONDED THAT* Be it resolved by a 3/4 vote that up to \$5,000.00 be spent from the Multi Family Contingency Reserve Fund for inspections of the Multi Family roofs.

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

15.c *IT WAS MOVED SECONDED THAT* Be it resolved by a 3/4 vote that up to \$2,000.00 be spent from the Multi Family Contingency Reserve Fund for inspection of the superstructure and foundations in the Multi Family section.

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

15.d *IT WAS MOVED SECONDED THAT* Be it resolved by a 3/4 vote that up to \$15,000 be spent from the Multi Family Contingency Reserve Fund for landscape repairs within the Multi Family section.

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

15.e *IT WAS MOVED SECONDED THAT* Be it resolved by a 3/4 vote that up to \$10,000.00 be spent from the Common Contingency Reserve Fund for the building of an office in the common clubhouse, and purchase and installation of exterior safety railings where deemed necessary.

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

15.f *IT WAS MOVED SECONDED THAT* Be it resolved by a 3/4 vote that up to \$12,000.00 be spent from the Common Contingency Reserve Fund for asphalt repairs to common roads.

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

15.g *IT WAS MOVED SECONDED THAT* Be it resolved by a 3/4 vote that up to \$14,196.56 be spent from the Common Contingency Reserve Fund for the P-3 Gate expenses.

UPON VOTE THE MOTION **CARRIED** As determined by the Chair.

16. Elect 7 directors

The following owners have been nominated for a Director's Position of Sonoma Pines Homeowners Management Ltd

Bryon Dickie
Charlie Milazzo
David Reid
Jo-Anne Luchka
John Cole
John Scott
Tom McEwen

IT WAS MOVED SECONDED THAT Be it resolved by a majority vote that the owners noted above shall be elected as Directors of Sonoma Pines Homeowners Management Ltd.
UPON VOTE THE MOTION CARRIED As determined by the Chair.

17. Concluding remarks by the Chair

18. Motion to adjourn the meetings

IT WAS MOVED SECONDED THAT Be it resolved by a simple majority vote that the meetings be adjourned AT 8:16 P.M.
UPON VOTE THE MOTION CARRIED As determined by the Chair.

Annual Report from SPHOA Council for the 2016 AGM

We are pleased to report that this year was very productive. Many policies were adopted, new contracts initiated, transition from Carrington planned, successful town halls held, including a special address by Chief Louie and all the while coming in under budget.

The Carrington Road Holdings development is complete and by the end of this meeting we will be a stand-alone organization governed totally by homeowners. Rykon will continue with the site cleanup and their warranty responsibilities.

Sonoma Pines has operated much like a small community with the various volunteer committees being instrumental in helping with management and policy development.

This report is a snapshot of the highlights over the year as provided by each of the committees:

- An Administrative Committee was established to help develop our operational procedures. It was instrumental in creating the job description and hiring of our Community Services Coordinator.
- The Clubhouse continues to be well used by homeowners. The Clubhouse Committee has coordinated a number of donations of both equipment and services around the facility including the games room, gym and library.
- A monthly newsletter produced by the Communications Committee has been very well received by homeowners and showcases much of what our community has to offer. The committee members continue to improve the Sonoma Pines web site, now incorporating most of our operational documentation including meeting minutes, calendars, etc. This year the first community survey was successfully completed and demonstrated how this tool could be used in the future to assist in planning. Facebook was also added as another tool to help keep homeowners informed.
- Council approved a number of key recommendations from the Finance Committee including a CRF investment policy to ladder the maturity dates of our funds to match the recommendations of our recently completed depreciation report. This committee continues to review all our operational contracts as they come due and is our financial watchdog. The Finance Committee also implemented a zero based budget process used by all committees in the development of this year's budget.
- Irrigation & Landscaping Committees completed an RFP to select Asahi as our landscape contractor, much to the overall delight of most homeowners. Tree management which has been neglected to date was initiated with a focus on priority pruning, removal & replacement. Again this year volunteers planted the entrance oval garden which continues to be a beautiful accent to our entrance.

- The Maintenance Committee developed a 20 year maintenance plan for all aspects of our community which complements the depreciation report. Work is being phased in on painting, inspections, etc. based on sequencing through the older portions of our community. Wood accent colours have been determined through the online survey and work will start on this soon. An alteration request process with clear guidelines and standards was implemented.
- The Safety & Security Committee recommended a number of changes to address traffic safety along Sonoma Pines Drive. Although this committee has been active with officials on a number of incidents in our community, the RCMP advised that Sonoma Pines continues to be one of the safer neighbourhoods in the area.
- The Social Committee continues to be the heart of the community and all the events seem to be growing. Over \$8,000 generated by the Social Committee was used for clubhouse improvements.
- The Welcoming Committee was also new last year and provided information packages to new homeowners. This has been very well received. This committee is also active in volunteer recruitment across all our committees.

The key activity this year was positioning Sonoma Pines for transition as the development was nearing completion. Many discussions and negotiations with Carrington and our lawyer have resulted in the AGM package before you today.

We, as Council are confident a new single organization will provide opportunities for more involvement, operating efficiencies and simply better management practices.

Council would like to express its appreciation for the contribution of the many hours from the 90 plus volunteers that have made Sonoma Pines one of the most desirable housing complexes in the Okanagan Valley.

As the retiring President of the Sonoma Pines Home Owners Association, I would like to say I was proud to work with this Council. My fellow Councillors Charlie Milazzo, John Scott, Tom McEwen, Jo Luchka, Sandi Bellamy and Bryon Dickie were all strong contributors to our success. I believe Sonoma Pines is a little better off because of their commitment.

In closing I would like to remind homeowners that the investment we made in our Sonoma Pines homes requires we focus on prevention before we are forced into the higher cost of restoration. As a community of friends and neighbours, we need to look out for each other and report anything that looks suspicious. Most of us have chosen to live here because of the lifestyle. With more residents now living in Sonoma Pines, there continue to be more recreational endeavours and more choices for all of us to enjoy.

Sonoma Pines Homeowners Management Ltd

APPROVED Operating Budget for fiscal period 1 April 2016 to 31 March 2017

	2015/2016 BUDGET	2015/2016 ACTUAL	2016/2017 PROPOSED	Variance
STRATA FEES [C]	\$ 992,574.26	\$ 954,290.35	\$ 965,547.00	\$ (27,027.26)
STRATA FEES [MF]	\$ 444,334.00	\$ 502,156.64	\$ 656,164.32	\$ 211,830.32
Other Revenue				
Trsf from Operating Surplus [C]	\$ 15,680.74	\$ 15,680.74	\$ -	\$ (15,680.74)
Trsf from Operating Surplus [MF]	\$ 21,960.00	\$ 21,960.00	\$ -	\$ (21,960.00)
Clubhouse Income [C]	\$ 10,000.00	\$ 3,962.36	\$ 2,000.00	\$ (8,000.00)
Parking [C]	\$ 21,600.00	\$ 23,326.50	\$ 22,000.00	\$ 400.00
Advrtising [C]		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Single Family Landscaping [C]	\$ 109,000.00	\$ 149,000.00	\$ 142,000.00	SF Only \$ 33,000.00
Total Other Revenue [C]	\$ 47,280.74	\$ 44,469.60	\$ 167,500.00	\$ (15,680.74)
Total Other Revenue [MF]	\$ 21,960.00	\$ 21,960.00	\$ -	\$ (21,960.00)
EXPENSES				
Repair and Maintenance				
Maintenance [C]	\$ 16,750.00	\$ 22,396.09	\$ 30,925.00	\$ 14,175.00
Maintenance [MF]	\$ 20,000.00	\$ 10,643.37	\$ 41,600.00	\$ 21,600.00
Gutter Cleaning [MF]	\$ 5,000.00	\$ 4,536.00	\$ -	\$ (5,000.00)
Catch Basins [C]	\$ 7,500.00	\$ 7,875.00	\$ -	\$ (7,500.00)
Street Light Maintenance [C]	\$ 8,000.00	\$ 3,895.43	\$ 4,000.00	\$ (4,000.00)
Common Landscaping [C]	\$ 77,500.00	\$ 18,909.77	\$ 64,000.00	\$ (13,500.00)
MF Landscaping [MF]	\$ 135,500.00	\$ 185,728.89	\$ 244,500.00	\$ 109,000.00
Common Landscaping Repairs [C]	\$ 5,000.00	\$ 135.55	\$ -	\$ (5,000.00)
MF Landscaping Repairs [MF]	\$ 7,200.00	\$ 374.01	\$ -	\$ (7,200.00)
Common Planting [C]	\$ 2,500.00	\$ 1,277.87	\$ 3,500.00	\$ 1,000.00
Common Trees [C]	\$ 10,000.00	\$ 383.04	\$ 3,000.00	\$ (7,000.00)
Trees [MF]	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
Fencing [C]	\$ 15,000.00	\$ 17,193.99	\$ 15,000.00	\$ -
Hydrant Maintenance [C]	\$ 3,500.00	\$ 3,480.75	\$ 4,000.00	\$ 500.00
Common Irrigation [C]	\$ 8,000.00	\$ 20,361.94	\$ 10,000.00	\$ 2,000.00
MF Irrigation [MF]	\$ 8,000.00	\$ 7,579.05	\$ 15,000.00	\$ 7,000.00
Snow Clearing and Sweeping [C]	\$ 35,000.00	\$ 38,703.00	\$ 40,000.00	\$ 5,000.00
Clubhouse Operations [C]	\$ 18,000.00	\$ 18,481.51	\$ 18,840.00	\$ 840.00
Signage [C]	\$ 2,000.00	\$ 1,575.02	\$ 500.00	\$ (1,500.00)
Phase 3 Gate [C]	\$ 3,000.00	\$ -	\$ -	\$ (3,000.00)
Single Family Landscaping [C]	\$ 109,000.00	\$ 149,006.65	\$ 142,000.00	\$ 33,000.00
Utilities				
Electricity [C]	\$ 8,000.00	\$ 10,282.89	\$ 15,000.00	\$ 7,000.00
Water and Sewer [C]	\$ 278,000.00	\$ 286,821.52	\$ 320,000.00	\$ 42,000.00
Garbage Collection [C]	\$ 55,000.00	\$ 49,004.13	\$ 63,000.00	\$ 8,000.00
Administration				
Bank Charges [C]	\$ 1,200.00	\$ 180.00	\$ 1,000.00	\$ (200.00)
Postage and Copies [C]	\$ 5,000.00	\$ 7,813.76	\$ 5,000.00	\$ -
Website and Information Tech [C]	\$ 6,000.00	\$ 1,776.71	\$ 4,000.00	\$ (2,000.00)
Technology Services [C]			\$ 5,000.00	\$ 5,000.00
Insurance Common [C]	\$ 2,500.00	\$ 9,446.33	\$ 17,286.00	\$ 14,786.00
Insurance [MF]	\$ 132,000.00	\$ 130,573.71	\$ 139,864.00	\$ 7,864.00
Professional Fees [C]	\$ 25,000.00	\$ 9,252.22	\$ 15,000.00	\$ (10,000.00)
Professional Fees [MF]		\$ 2,281.63	\$ 10,000.00	\$ 10,000.00
Management Fee [C]	\$ 72,040.00	\$ 73,963.08	\$ 85,000.00	\$ 12,960.00
Security Services [C]	\$ 7,000.00	\$ 1,554.40	\$ 2,000.00	\$ (5,000.00)
Resident Manager [C]	\$ 25,000.00	\$ 145.92	\$ 30,000.00	\$ 5,000.00
Taxes [C]	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
Taxes [MF]	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
Welcome Committee [C]	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00
Miscellaneous				
Miscellaneous Expenses [C]	\$ 20,000.00	\$ 6,108.44	\$ 14,500.00	\$ (5,500.00)

Contingency Trsf [C]	\$ 214,365.00	\$ 214,365.00	\$ 216,500.00	\$ 2,135.00
Contingency Reserve [MF]	\$ 158,594.00	\$ 158,594.35	\$ 202,200.00	\$ 43,606.00
Total Expenses [C]	\$ 1,039,855.00	\$ 974,383.36	\$ 1,133,051.00	\$ 93,196.00
Total Expenses [MF]	\$ 466,294.00	\$ 500,311.01	\$ 656,164.00	\$ 189,870.00
Net Surplus/ (Deficit) [C]		\$ 24,376.69	\$ (4.00)	
Net Surplus/ (Deficit) [MF]		\$ 23,805.63	\$ 0.32	

Sonoma Pines Homeowner Management Ltd

Maintenance Fees

The schedule that follows shows the fees that resulted from the approved operating budget.

As the operating budget pertains to the fiscal period that started on the 1st of April 2016, the approved fees are retroactive to that date.

As APM requires 10 business days to change PAP amounts, the retroactive portion will be collected on the 1st of July. For the months of April, May and June, the previous fees will be drawn from your bank. The new fee along with the retroactive portion for those three months will be taken on the 1st of July 2016. For the rest of the fiscal period, only the new combined maintenance fees will be taken from your bank account.

To simplify the monthly accounting presentation to the Board, Multi Family residents will have the Multi Family fee posted, and then the Common fee posted. The combined amount will be taken from accounts by the PAP agreement

The Single Family residents will have the common fee posted, and then the landscaping fee posted. The combined amount will be taken from accounts by the PAP agreement.

If you have any questions, feel free to send an e-mail to Associated Property Management at the address as follows: sonomapines@associatedpm.ca

Sonoma Pines Strata Fees 1 April 2016 to 31 March 2017

1 July fee including retroactive increase

Number	Street	Contingency Component	Operating Component	2015/2016 Strata Fee	2016/2017 Strata Fee	Common Fee	Common C/P	Total Strata Fee	Change	1 July fee including retroactive increase
3815	Acacia Lane	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3817	Acacia Lane	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3819	Acacia Lane	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3821	Acacia Lane	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3823	Acacia Lane	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3825	Acacia Lane	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3827	Acacia Lane	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3837	Acacia Lane	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
3839	Acacia Lane	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2150	Alvarado Trail	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
2152	Alvarado Trail	52.36	117.55	288.84	169.91	126.1	36.45	332.46	43.62	463.32
2154	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2156	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2157	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2158	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2159	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2160	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2161	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2162	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2163	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2164	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2165	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2166	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2167	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2168	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2169	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2170	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2171	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2172	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2173	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2174	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2175	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2176	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2177	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2178	Alvarado Trail	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2179	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2180	Alvarado Trail	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
2181	Alvarado Trail	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93
2183	Alvarado Trail	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93
2185	Alvarado Trail	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93

2186	Alvarado Trail	50.39	113.13	283.57	163.52	126.1	36.45	326.07	42.5	453.57
2187	Alvarado Trail	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93
2188	Alvarado Trail	50.39	113.13	283.57	163.52	126.1	36.45	326.07	42.5	453.57
2189	Alvarado Trail	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93
2190	Alvarado Trail	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93
2191	Alvarado Trail	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93
2192	Alvarado Trail	50.39	113.13	283.57	163.52	126.1	36.45	326.07	42.5	453.57
2194	Alvarado Trail	50.39	113.13	283.57	163.52	126.1	36.45	326.07	42.5	453.57
2196	Alvarado Trail	50.39	113.13	283.57	163.52	126.1	36.45	326.07	42.5	453.57
2198	Alvarado Trail	50.39	113.13	283.57	163.52	126.1	36.45	326.07	42.5	453.57
2200	Alvarado Trail	50.39	113.13	283.57	163.52	126.1	36.45	326.07	42.5	453.57
2202	Alvarado Trail	50.39	113.13	283.57	163.52	126.1	36.45	326.07	42.5	453.57
2081	Candalera Lane	36.21	81.29	245.62	117.49	126.1	36.45	280.04	34.42	383.3
2083	Candalera Lane	36.21	81.29	245.62	117.49	126.1	36.45	280.04	34.42	383.3
2085	Candalera Lane	36.21	81.29	245.62	117.49	126.1	36.45	280.04	34.42	383.3
2086	Candalera Lane	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2087	Candalera Lane	36.21	81.29	245.62	117.49	126.1	36.45	280.04	34.42	383.3
2088	Candalera Lane	32.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
2089	Candalera Lane	36.21	81.29	245.62	117.49	126.1	36.45	280.04	34.42	383.3
2090	Candalera Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	383.3
2091	Candalera Lane	36.21	81.29	245.62	117.49	126.1	36.45	280.04	34.42	383.3
2066	Candalera Place	68.23	153.19	294.8	221.42	126.1	36.45	383.97	89.17	651.48
2068	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2070	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2072	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2074	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2076	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2078	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2079	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2080	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2081	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2082	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2083	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2084	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2085	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2086	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2087	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2088	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2089	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2090	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2091	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2092	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2093	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2094	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2095	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2096	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2097	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2098	Candalera Place	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
2099	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2100	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2101	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2102	Candalera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2103	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2105	Candalera Place	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2106	Candalera Place	33.63	75.5	238.73	109.13	126.1	36.45	271.68	32.95	370.53
2108	Candalera Place	33.63	75.5	238.73	109.13	126.1	36.45	271.68	32.95	370.53

2109	Candalaria Place	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2110	Candalaria Place	33.63	75.5	238.73	109.13	126.1	36.45	271.68	32.95	370.53
2111	Candalaria Place	33.63	75.5	238.73	109.13	126.1	36.45	271.68	32.95	370.53
2112	Candalaria Place	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2113	Candalaria Place	33.63	75.5	238.73	109.13	126.1	36.45	271.68	32.95	370.53
2114	Candalaria Place	33.63	75.5	238.73	109.13	126.1	36.45	271.68	32.95	370.53
2115	Candalaria Place	36.21	81.29	245.62	117.49	126.1	36.45	280.04	34.42	383.3
2098	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2100	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2101	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2102	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2103	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2104	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2105	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2106	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2107	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2108	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2109	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2110	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2111	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2112	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2113	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2114	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2115	Del Mar Court	38.33	86.05	251.3	124.38	126.1	36.45	286.93	35.63	393.82
2116	Del Mar Court	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2118	Del Mar Court	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
2120	Del Mar Court	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3790	Del Mar Lane	50.76	113.96	284.56	164.72	126.1	36.45	327.27	42.71	455.4
3792	Del Mar Lane	50.76	113.96	284.56	164.72	126.1	36.45	327.27	42.71	455.4
3794	Del Mar Lane	50.76	113.96	284.56	164.72	126.1	36.45	327.27	42.71	455.4
3795	Del Mar Lane	51.29	115.14	285.97	166.43	126.1	36.45	328.98	43.01	458.01
3796	Del Mar Lane	50.76	113.96	284.56	164.72	126.1	36.45	327.27	42.71	455.4
3797	Del Mar Lane	51.29	115.14	285.97	166.43	126.1	36.45	328.98	43.01	458.01
3798	Del Mar Lane	51.29	115.14	285.97	166.43	126.1	36.45	328.98	43.01	458.01
3799	Del Mar Lane	51.29	115.14	285.97	166.43	126.1	36.45	328.98	43.01	458.01
3800	Del Mar Lane	50.76	113.96	284.56	164.72	126.1	36.45	327.27	42.71	455.4
3801	Del Mar Lane	51.29	115.14	285.97	166.43	126.1	36.45	328.98	43.01	458.01
3803	Del Mar Lane	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3805	Del Mar Lane	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2121	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2123	Madera Court	54.2	121.69	293.77	175.89	126.1	36.45	338.44	44.67	472.45
2125	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2127	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2129	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2131	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2133	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2135	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2139	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2141	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2143	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2145	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2147	Madera Court	52.65	118.21	289.62	170.86	126.1	36.45	333.41	43.79	464.78
2149	Madera Court	52.65	118.21	289.62	170.86	126.1	36.45	333.41	43.79	464.78
2151	Madera Court	52.65	118.21	289.62	170.86	126.1	36.45	333.41	43.79	464.78
2153	Madera Court	52.65	118.21	289.62	170.86	126.1	36.45	333.41	43.79	464.78
2155	Madera Court	52.65	118.21	289.62	170.86	126.1	36.45	333.41	43.79	464.78

2157	Madera Court	52.65	118.21	289.62	170.86	126.1	36.45	333.41	43.79	464.78
2159	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2161	Madera Court	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2165	Madera Court	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2167	Madera Court	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2169	Madera Court	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2171	Madera Court	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2173	Madera Court	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2175	Madera Court	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2177	Madera Court	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2179	Madera Court	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2181	Madera Court	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2183	Madera Court	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2130	Serrento Lane	33.63	75.5	238.73	109.13	126.1	36.45	271.68	32.95	370.53
2132	Serrento Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2134	Serrento Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2138	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2140	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2142	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2144	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2146	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2147	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2148	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2149	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2150	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2151	Serrento Lane	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93
2152	Serrento Lane	48.85	109.67	279.45	158.52	126.1	36.45	327.55	42.76	455.83
2153	Serrento Lane	48.85	109.67	279.45	158.52	126.1	36.45	327.55	42.76	455.83
2154	Serrento Lane	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.32
2155	Serrento Lane	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93
2156	Serrento Lane	52.36	117.55	288.84	169.91	126.1	36.45	332.46	43.62	463.32
2157	Serrento Lane	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93
2158	Serrento Lane	52.36	117.55	288.84	169.91	126.1	36.45	332.46	43.62	463.32
2159	Serrento Lane	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2160	Serrento Lane	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.32
2161	Serrento Lane	48.89	109.77	279.56	158.66	126.1	36.45	321.21	41.65	446.16
2162	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2163	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2164	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2165	Serrento Lane	48.85	109.67	279.45	158.52	126.1	36.45	321.07	41.62	445.93
2166	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
2168	Serrento Lane	50.85	114.15	284.79	165	126.1	36.45	327.55	42.76	455.83
3800	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3802	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3804	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3806	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3808	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3810	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3812	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3814	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3816	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3818	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3822	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3824	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3826	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36
3828	Siringo Lane	54.59	122.55	294.8	177.14	126.1	36.45	339.69	44.89	474.36

3891	Sonoma Pines Drive	52.61	118.12	289.51	170.72	126.1	36.45	333.27	43.76	464.55
3893	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3895	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3897	Sonoma Pines Drive	52.61	118.12	289.51	170.72	126.1	36.45	333.27	43.76	464.55
3899	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3901	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3903	Sonoma Pines Drive	52.61	118.12	289.51	170.72	126.1	36.45	333.27	43.76	464.55
3905	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3907	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3909	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3911	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3913	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3915	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3917	Sonoma Pines Drive	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
3919	Sonoma Pines Drive	44.38	99.63	267.48	144.01	126.1	36.45	306.56	39.08	423.8
3970	Sonoma Pines Drive	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
3972	Sonoma Pines Drive	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
3974	Sonoma Pines Drive	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
3976	Sonoma Pines Drive	52.36	117.55	288.84	169.91	126.1	36.45	332.46	43.62	463.32
3978	Sonoma Pines Drive	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
3980	Sonoma Pines Drive	52.36	117.55	288.84	169.91	126.1	36.45	332.46	43.62	463.32
2105	Talavera Place	51.81	116.31	287.36	168.12	126.1	36.45	330.67	43.31	460.6
2109	Talavera Place	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2111	Talavera Place	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2113	Talavera Place	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2115	Talavera Place	50.87	114.2	284.85	165.07	126.1	36.45	327.62	42.77	455.93
2119	Talavera Place	54.2	121.69	293.77	175.89	126.1	36.45	338.44	44.67	472.45
2121	Talavera Place	53.79	120.76	292.66	174.55	126.1	36.45	337.1	44.44	470.42
2123	Talavera Place	54.2	121.69	293.77	175.89	126.1	36.45	338.44	44.67	472.45
2125	Talavera Place	54.2	121.69	293.77	175.89	126.1	36.45	338.44	44.67	472.45
2127	Talavera Place	54.2	121.69	293.77	175.89	126.1	36.45	338.44	44.67	472.45
2129	Talavera Place	53.79	120.76	292.66	174.55	126.1	36.45	337.1	44.44	470.42
2131	Talavera Place	53.79	120.76	292.66	174.55	126.1	36.45	337.1	44.44	470.42
2133	Talavera Place	54.2	121.69	293.77	175.89	126.1	36.45	338.44	44.67	472.45
2135	Talavera Place	53.79	120.76	292.66	174.55	126.1	36.45	337.1	44.44	470.42
2137	Talavera Place	54.2	121.69	293.77	175.89	126.1	36.45	338.44	44.67	472.45
2139	Talavera Place	54.2	121.69	293.77	175.89	126.1	36.45	338.44	44.67	472.45
2141	Talavera Place	53.79	120.76	292.66	174.55	126.1	36.45	337.1	44.44	470.42
2143	Talavera Place	54.2	121.69	293.77	175.89	126.1	36.45	338.44	44.67	472.45
2145	Talavera Place	53.79	120.76	292.66	174.55	126.1	36.45	337.1	44.44	470.42
2147	Talavera Place	52.65	118.21	289.62	170.86	126.1	36.45	333.41	43.79	464.78
2149	Talavera Place	52.65	118.21	289.62	170.86	126.1	36.45	333.41	43.79	464.78
2150	Talavera Place	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2151	Talavera Place	52.65	118.21	289.62	170.86	126.1	36.45	333.41	43.79	464.78
2152	Talavera Place	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2153	Talavera Place	52.65	118.21	289.62	170.86	126.1	36.45	333.41	43.79	464.78
2154	Talavera Place	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2155	Talavera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2156	Talavera Place	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2157	Talavera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2158	Talavera Place	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2159	Talavera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2160	Talavera Place	38.75	87.01	252.44	125.76	126.1	36.45	288.31	35.87	395.92
2161	Talavera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2162	Talavera Place	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2163	Talavera Place	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12

2164	Talavera Place	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2165	Talavera Place	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
2166	Talavera Place	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2167	Talavera Place	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
2168	Talavera Place	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2169	Talavera Place	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
2171	Talavera Place	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
2173	Talavera Place	52.31	117.45	288.72	169.77	126.1	36.45	332.32	43.6	463.12
2175	Talavera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2177	Talavera Place	54.16	121.61	293.67	175.77	126.1	36.45	338.32	44.65	472.27
2105	Verona Lane	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2107	Verona Lane	51.29	115.14	285.97	166.43	126.1	36.45	328.98	43.01	458.01
2108	Verona Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2109	Verona Lane	50.26	112.84	283.22	163.1	126.1	36.45	325.65	42.43	452.94
2110	Verona Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2112	Verona Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2114	Verona Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2116	Verona Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2118	Verona Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2120	Verona Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
2122	Verona Lane	38.33	86.06	251.31	124.39	126.1	36.45	286.94	35.63	393.83
				average	54,680.36	110,109.91				
					160.35	322.90				

1 July fee including retroactive increase

Total Fee

SF Landscaping

Common Cmt

Common Fee

2015 - 2016 Strata Fee

2373	Mesa Vista Court			215.74	126.1	36.45	76.84	239.39	23.65	310.34
2374	Mesa Vista Court			215.74	126.1	36.45	76.84	239.39	23.65	310.34
2375	Mesa Vista Court			215.74	126.1	36.45	76.84	239.39	23.65	310.34
2376	Mesa Vista Court			215.74	126.1	36.45	76.84	239.39	23.65	310.34
2377	Mesa Vista Court			215.74	126.1	36.45	76.84	239.39	23.65	310.34
2378	Mesa Vista Court			215.74	126.1	36.45	76.84	239.39	23.65	310.34
2379	Mesa Vista Court			215.74	126.1	36.45	76.84	239.39	23.65	310.34
2380	Mesa Vista Court			215.74	126.1	36.45	76.84	239.39	23.65	310.34

