

# NORTH CLIFTON ESTATES

## FREQUENTLY ASKED QUESTIONS ABOUT THE EQUITABLE CHARGE

### **What is the Equitable Charge?**

The Equitable Charge was created to ensure the North Clifton Estates (NCE) community is maintained to high standards. Each property in the community pays to manage and maintain assets and features for long-term use, enjoyment, and benefit of all NCE residents. The payment is secured by a caveat (subject to upward adjustment for inflation & GST) registered on the title of each owner's lot. The fiscal year runs from January 1<sup>st</sup> to December 31<sup>st</sup> of the current year and invoices are sent out in January of the following year.

### **Do all NCE residents currently pay the Equitable Charge?**

Yes. All residents and property owners have their title registered with a caveat for the Annual Equitable Charge. If you own a property in NCE yearly payment is mandatory.

### **Current Values:**

\$375 lots 1-44 – community features, boulevards, park area, and entrance features

\$375 lots 33-44 – maintain access road including weekly garbage/recycling pick up and winter snow removal.

### **Important Note:**

*Other than* the laneway for lots 33-44, the City of Kelowna is responsible for snow removal, street sweeping, road plowing and regular garbage and recycling pick up. Any issues regarding the City owned property should be referred to Bylaw 250-469-8686.

### **How is the Equitable Charge Managed?**

NCE, including the features and amenities, is managed, and administered by Core Management. Suite 1250, 5555 Calgary Trail, Edmonton, AB T6H 5P9. 780.651.1577

[Info@coremanagement.ca](mailto:Info@coremanagement.ca)

### **What benefits do you receive by paying the annual Equitable Charge?**

NCE residents' benefit by having certain amenities and assets in their community maintained including entry features, trails, open spaces, and boulevards, which will serve to set NCE apart from other communities that do not have the ability to maintain open spaces to a higher standard.

### Garbage Can at the end of Clifton Drive North

There is a garbage can and small bin at the end of Clifton Drive North. We are all aware that people gather near this location, so we have chosen to supply a garbage to help keep the area clean. The garbage is emptied once per day and is the responsibility of the Equitable Charge.

### Community Watch

All communities have visitors from outside the Okanagan as well as families, children, and teenagers from the community and nearby. Sometimes visitors are not respectful to the community and as such, the community needs to stand together and form a bond to help keep the neighbourhoods safe. In the past, we have installed cameras, paid for security services, and policed the own development but, now the community belongs to the people who live there. Important note: call the police for any violations to ensure the RCMP are aware of any issues.

### Builder responsibilities

We work with many builders and establish successful relationships to ensure they are operating to the highest standards. Unfortunately, in rare instances a builder may not keep their commitment so please assist in the upkeep and protection of your community and contact the City of Kelowna Bylaw Department for any infractions.

## **IMPORTANT CONTACT INFORMATION FOR NORTH CLIFTON ESTATES**

RCMP (non-emergency)	250-762-3300
Fortis (Street Lights)	866-436-7847
Fortis Gas (emergency)	800-663-9911
Shaw Cable	250-762-4433
Rogers	250-868-2700
Bylaw, City of Kelowna	250-469-8686
Canada Post	800-267-1177
Dog Control – Complaints	250-469-6284
NCE Community Website	<a href="http://northcliftonestatescommunity.ca">northcliftonestatescommunity.ca</a>
Equitable Charge Manager	<a href="mailto:info@coremanagement.ca">info@coremanagement.ca</a>