

Why the Fee Exists and What It Is Used For

The annual Panorama Hills Residents Association (PHRA) fee is a mandatory encumbrance on land titles, placed there by the original developers, Genstar Canada, to ensure that community assets are maintained for the long term. These fees are essential for the upkeep and operation of the Panorama Hills Community Centre and various community assets which make Panorama Hills a unique place to reside.

Benefits of Paying RA Fees

Paying the RA fees comes with several benefits: **Access to Amenities:** Members have access to the Community Centre, which includes indoor rental spaces like the Event Centre (150-person occupancy with kitchen facilities), Program Centre (100-person occupancy), Members Lounge, and Boardroom. Members also have access to our outdoor spaces such as the Outdoor Lounge, the Multi-Sport Court, which can be used for either volleyball or tennis, and our Gazebos. **Community Events:** Members can participate in exclusive community events and activities organized by the PHRA. **Discounted Rates:** Enjoy discounted rates for various programs and activities offered at the Community Centre.

How Membership is Attained and Fees are Determined

As a member of the Panorama Hills Residents Association (PHRA) Ltd., each property owner within the PHRA catchment area is automatically granted membership due to the mandatory encumbrance listed on the Certificate of Title for each home. This ensures that all property owners contribute to the maintenance of community assets. These fees are collected to operate the Community Centre and maintain various direct control parcels of land within Panorama Hills. The fee is due each year beginning April 1st. By paying this fee, each household is granted membership privileges at the Community Centre. Anyone can verify their encumbrance status by either calling or emailing us, while lawyers can complete our online encumbrance request form.