

**DATE:** October 12, 2022

**TO:** Fernie Snow Valley Community Association (FSVCA)

**FROM:** FSVCA Community Services Assessment Representatives

**RE: Community Services Assessment Background and Overview**

The Fernie Snow Valley Community Association representatives of the Community Service Assessment (“CSA”) Council are providing this letter to update the property owners subject to the CSA on the status of the CSA.

Attached to this letter is a presentation which outlines the CSA as well as some history of performance.

### **NAME CHANGE**

The Community Services Assessment has to date been officially known as and is listed on title documents as the “Rent Charge”. The CSA council, after much feedback from the community, agreed that this name was misleading and inappropriate. The annual fee will now be referred to as the Community Service Assessment. This name is more in line with the wording of the Agreement between the FSVCA and Fernie Alpine Resort which states the annual fee is to provide “municipal like services”.

Wording on your property title documents will not change. The CSA is simply a name change of the Rent Charge to more accurately reflect the purpose of this annual fee.

### **HISTORY**

The CSA is a legal encumbrance listed on the title of most properties within the FAR Community. Only the original houses on Timberline Crescent are not subject to the CSA. All new houses in Lower Timber Landing, Timberline and Polar Peak stratas are subject to the CSA.

The CSA charged can be up to a maximum of 0.40% of the assessed value of the property. The CSA is divided into 2 separate categories. ***Basic Resort Amenities and Services*** and ***Additional Resort Amenities and Services***.

The ***Basic*** CSA covers the cost of services provided by FAR to the Community. These services include such items as:

- street light electrical power/maintenance/repair
- grooming of community ski trails
- snow clearing on paths and trails beyond that provided by the municipality
- storm sewer maintenance
- waste collection
- signage (not including direct advertising)

- landscaping
- fire hydrant maintenance and repair and a number of other community type services
- an administration fee of 10% of the Basic expenses incurred

The Basic CSA cannot exceed 0.12% of property assessed value.

FAR does provide these services to the community and should be compensated. The community does not have input on the costs but has the right audit the expenses presented. The program has worked very well for the past 18 years. An audit has not been requested or deemed necessary to date.

The **Additional** CSA covers the cost of services provided beyond those stipulated as Basic Services. These services **could** include such items as:

- Additional landscaping
- Security
- Special events
- Marketing
- Recreational Services (ie tennis courts, etc)

A couple of notes on the Additional CSA:

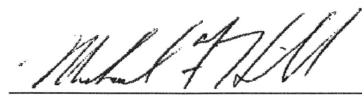
- At present, the tennis courts are the only expense being incurred under this category
- Any expenses budgeted and incurred as Additional CSA expenses must be approved by the CSA Council with a 4 votes out of 5 majority.

## **CONCLUSIONS**

The CSA has worked well since the agreement with FAR was signed in 2004. Payment of the CSA stands at virtually 100%. The 2022 CSA amounts to less than 6% of the 0.40% encumbrance on our title.

If you have any questions or concerns, please the undersigned through the FSVCA email at [fsvca2021@gmail.com](mailto:fsvca2021@gmail.com). The FSVCA annual general meeting also provides a forum for the review of, and discussions, on the CSA.

Yours very truly,

  
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Michael Hill

  
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Steve Stretch

  
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Chris Slubicki

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