

Venus Strata Fees and Special Levies

Answers to frequently asked questions.

QUESTION #1: I am on automatic payment of strata fees from my bank and I noticed that at the beginning of November Baywest withdrew more than you were supposed to. I know the strata fees went up but Baywest took out too much. Why the mistake?

ANSWER #1: The fiscal year for The Venus started October 1, 2009. The annual general meeting was held after October 1st on October 8, 2009, therefore any increase approved at the October 8th AGM was retroactive to October 1st. Since you paid the October 1st strata fees based on the "old" rate, the November 1st payment will be the "new" rate PLUS the increase to make up for the October 1st payment that was still on the "old" rate. This is for November ONLY. All owners were notified of this in the letter dated October 19, 2009 that accompanied the AGM minutes.

From December onwards your strata fee withdrawal will be the new 2009-2010 rate as per fee schedule you have already received.

Example: Your "old" 2009 strata fee was \$200 per month and your "new" 2009/2010 is \$250 per month. The increase is \$250 - \$200 = \$50. Your fee payments are;

October 1, 2009	\$200 (the "old" rate)
November 1, 2009	\$300 (the "new" rate of \$250 + the increase of \$50)
December 1, 2009	\$250 (the "new" rate will now apply until October 1, 2010)

QUESTION #2: I just received a statement from Baywest stating I owe money but the special levies are not due until next year. Why am I being charged now for next year's special levies?

ANSWER #2: The special levies were passed at the October 8th AGM and are a charge on your account as of that date. For convenience you do not have to pay until next year but the charge does go onto your account now. There is no late penalty or interest charge unless you are late after the due dates. This was outlined in the resolution itself as passed at the AGM of which everyone should have 3 copies by now. The due dates are;

Hallway Carpets & Painting	due	November 1, 2009
Electronic Access Control	due	March 1, 2010
Parkade Membrane	due	May, 2010

Please do NOT call Baywest to "confirm" what your strata fees are or what the special levy amounts are as these calls are very time consuming to deal with and everyone should have at least one fee schedule by now. The fee schedule can also be viewed on The Venus website at ***venusongorgia.com***

Thank you

Baywest Property Management