



RE: PROPOSAL FOR CONDOMINIUM MANAGEMENT-

Thank you for allowing me to introduce myself to you, my name is Candace Mehls, Vice President of Business Development for C-Era Property Management and Realty as well as Montgomery Ross and Associates, both an Associa Company. Aside from my passion for Property Management, I hold over thirty-five years of dedicated experience and expertise in this industry.

If you are considering a change in Condominium Management Services for your Corporation, I would like to take this time to introduce ourselves to you. C-Era Property Management & Realty and Montgomery Ross & Associates provide a full spectrum of condo, HOA and commercial property management services. **We are also excited to announce that our condominium documents will be offered at no charge to owners effective July 1, 2019 through our Town Square Portal. Please feel free to call my cell for more information.**

Montgomery Ross and C-ERA together offer over 50 years combined realty management experience, dedicated to communities like yours in the City of Calgary area. Our portfolio consists of communities comparable to yours and located in every quadrant of the city. Our dedicated staff and leadership team have an extensive understanding and knowledge of what is required to successfully manage your corporation. Both C-Era and Montgomery Ross and Associates are licensed brokerages with Real Estate Council of Alberta.

We have an exclusive data base and accounting platform called C-3 (Complete Control for Communities), which will allow Board members access to corporation financials 365 days a year, 24/7, as well as providing homeowners with detailed information on their accounts. There are many advantages to this new software with various reports that can be provided to the Board. Included with this letter is a brochure on Town Square, which is an exciting new online communication platform for our clients and owners. This tool is a great way for your community to stay connected as a whole! Additionally, we hold an exclusive partnership with HUB International therefore, we also save your Corporation monetarily on Insurance Renewals.

Associa hosts free events which are organized with the goal and intention to provide insightful information to our clients. Associa's obligation is to extend to our clients a better understanding of changes that are implemented such as, new compliance with the Condominium Property Act, Reserve Fund Studies as well as the Legalization of Marijuana. We have more planned for 2020 and would be honored to have you attend! If you enjoy events and would like to see updated information on the condominium industry, please join me on LinkedIn!

If you wish to have the updated annotated notes to the Condominium Property Act changes, please email cmehls@cerapm.com and I will return the full pdf.



I would graciously request at this time, the opportunity to discuss the structure, processes and services that we can provide to your community. C-Era and Montgomery Ross boast some of the most dedicated long-standing experts in the industry. Our staff work together to manage communities such as yours every day and take pride in doing so. I look forward to hearing from you and discussing an opportunity to see how Associa can help your community achieve your vision.

Yours truly,

Candace Mehls, Associate, CPM, CRP
Vice President of Business Development-Associa
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