



CHOA Q&A Session
Tuesday, December 10, 2019

1. What is the Crestmont Way median maintenance?

At this time the maintenance of the median on Crestmont Way is under the City's responsibility. The CHOA is currently reviewing the feasibility of entering into an enhanced landscape maintenance agreement with the City of Calgary to take over this maintenance. The HOA is unable to implement additional maintenance within this median, without this agreement in place. We will advise the membership as to our progress on this initiative.

2. What is the timing for the CHOA handover to the residents of Crestmont

At this time, the CHOA turnover to the residents of Crestmont is tentatively scheduled for December 2020, however there are a number of steps needed to complete this turnover including but not limited to: transferring Hall to CDI, election of directors, transfer of contracts and service providers, signatories for bank accounts, etc. The goal of the developer was to establish a Homeowners Association for Crestmont that operates, owns and maintains the community amenities within Crestmont, then turns over the CHOA to the residents once the community is substantially built out and the CHOA is financially sustainable. Both of these have now been achieved.

3. What is coming for major maintenance or repair/replacement over the next 3-5 years on the Hall & waterpark?

The next major items requiring repair/replacement would include for the Spray Park, interior hall painting, perimeter fencing, and concrete repairs to lower balcony.

The spray park will be in need of immediate repair in 2020 given the leak discovered during shutdown in 2019.

a) What are the required repairs and estimated repair costs?

In general, initial condition assessment conducted in 2019. One or more water lines are suspected to be leaking. A follow up assessment and options analysis will follow in Spring 2020 when weather permits. Estimated cost will be determined once the options analysis completed.



b) Are there funds in the existing budget to cover the next major items requiring repair/replacement?

Funding for the 2020 repairs to the Spray Park and concrete will be provided by the Developer. All other repair & maintenance costs incurred will come out of CHOA operating funds.

4. What is the reserve fund, including the Developers plan to fund a reserve?

The reserve fund is to be established by the CHOA to ensure that funds are available for CHOA to replace the physical amenities including the Hall, playground equipment, parking lot, Spray Park, fire pit area, and the storm pond fountain.

In 2017 the Board approved the engagement of Clear Path Communities to undertake a Capital Asset and Reserve Fund Study for the CHOA.

The Board has generally been following the recommendations and repair step plan provided by Clear Path regarding ongoing maintenance. The study serves as reference for all current & planned R&M work.

Funding for the reserve continues to be evaluated as part of turnover planning to ensure the facility is maintained for the long-term benefit of the Association and its members. The Study did call for annual contributions to start in 2020 which is what we are working towards as well.

The Developer has agreed to fund any CHOA budget shortfalls until turnover to the residents. At this time, there are no plans for the developer to fund beyond the turnover time frame.

5. Can there be a creation of a skate/scooter park in Crestmont (I'm not sure if these parks are built by the city or communities) Does the developer incorporate areas for skate parks?

The location of and amenities within public parks, is guided and approved by the City of Calgary and then is constructed by the developer. Since all parks within the community of Crestmont have been completely constructed, there are no available public lands to facilitate the addition of a skate park.

CHOA would need to approach the City of Calgary on such a request, including where the funding is coming from and the long term maintenance.



6. Members would like a 'detailed' financials from the CHOA.

Audited Financial Statement are available to members on the CHOA website (member's portal).

As well, additional revenue & expense details have been supplied for the Association as part of the communication of the 2020 budget, including totals for 2018 and draft totals for 2019.

If additional details are still required please contact Brian at bbrown@qualico.com

Note - Under Section 9.3 of the CHOA by-laws, the Board can decide on a case-by-case basis to open up the accounts and books of the Association for inspection by the Members to the extent that such a review will not compromise any legal, regulatory, privacy or operating requirements of the Association. The review would need to be at the offices of the Developer where the records are kept.

7. Is Qualico planning to do anything to address the speeding problem we currently have in the neighborhood? I witness, on the daily, residents and contractors drive with excessive speed down Crestmont Blvd. It's only a matter of time before someone gets hurt.

This is a question that has come up the last number of AGM's. As we have outlined to you all in the past, speeding within communities is an ongoing concern that is not unique to Crestmont.

If you witness speeding, then you report your concern to the City of Calgary's 311 department. A license plate number, time, etc. would also be useful when reporting. Alternatively, you can contact your ward Councilor, and voice your concerns to him or request additional signage. (Ward Southerland).

The developer constructed the roadways in accordance with City of Calgary design standards and approvals. No additional signage, or crosswalks, speed bumps, etc. were required by the City when the roads were initially constructed.

8. Questions pertaining to pathway between Crestbrook Hill and Crestbrook Way and park:

a) What is the plan for this pathway?

Atco is completing construction within this area which they will continue to work on through the winter. In the spring they will begin the restoration of the green space. The



pathway will remain graveled. This pathway is within an Atco right of way and ATCO will not allow an asphalt pathway to be constructed above their infrastructure.

b) Why has ATCO taken so long to complete work? Remove rig mats?

Neither the developer, nor the HOA is involved, and therefore cannot comment. This is an ATCO project, with ATCO working on its infrastructure within its right of way.

c) Will ATCO or Qualico pave the pathway? What are steps we can take to have the pathway paved? The amount of time and money spent by ATCO to place the rig mats down should be evidence enough that the paving will pay for itself in the long run.

ATCO requires that the trails within their rights of way remain unpaved.

d) What will be communication going forward?

Residents in Crestmont can send an email to customercare@qualicocommunities.com at any time with community related questions or concerns.

e) Large hole in park. What is the issue? Worried about safety.

ATCO has an obligation to maintain their work area in a safe state. All holes should be fully fenced off. If any resident has concerns with the safety equipment used to protect an excavation, they are encouraged to contact customer care. The developer can pass concerns on to ATCO.

9. There has been an increase in petty theft, car break in's, mailbox - what is correct process to have this worked out?

Report all thefts and attempted thefts to the Calgary Police Service. Reports of crime must be made by phone by calling the non-emergency line at (403) 266-1234. Form a neighborhood watch.

10. ARRIVE community - is there an update on the commercial businesses that will be in place? (daycare, doctor/dentist office, coffee/wine bar?)

We have been advised by Partners Development Group (developers of Arrive), that there businesses have not yet been secured for this site. Once confirmed, we will provide the membership with an update.



11. Does the CHOA Board plan to put a skating rink in Crestmont?

Interest regarding a skating rink was brought up last year, however the Board has not committed to any projects of this kind. Due to resident interest, the request to have the amenity as a dual purpose; water feature in summer, skating rink in winter was mentioned. The CHOA has agreed to look at the feasibility of this.

12. Can the CHOA Bylaws be changed?

At resident turnover, the Board members will have the opportunity to review the bylaws and make changes that they feel would benefit the HOA.