

LEGACY RESIDENTS ASSOCIATION
ANNUAL MEETING

LEGACY
Timeless Living





WELCOME

The Legacy Residents Association was created for the homeowners of Legacy, with the intent of augmenting the lifestyle in Legacy.

The goal is to create a home base for living rather than only owning a home, through creating an attractive atmosphere and increasing the community interaction.



WHAT IS THE RESIDENTS ASSOCIATION?

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The Residents Association goal is to build a home base for living rather than simply owning a home by creating a beautiful environment. The LRA is in charge of enhanced maintenance in the community for special features that are not maintained by the City of Calgary.

THE LEGACY RESIDENTS ASSOCIATION IS AN AUDITED NON-PROFIT ORGANIZATION





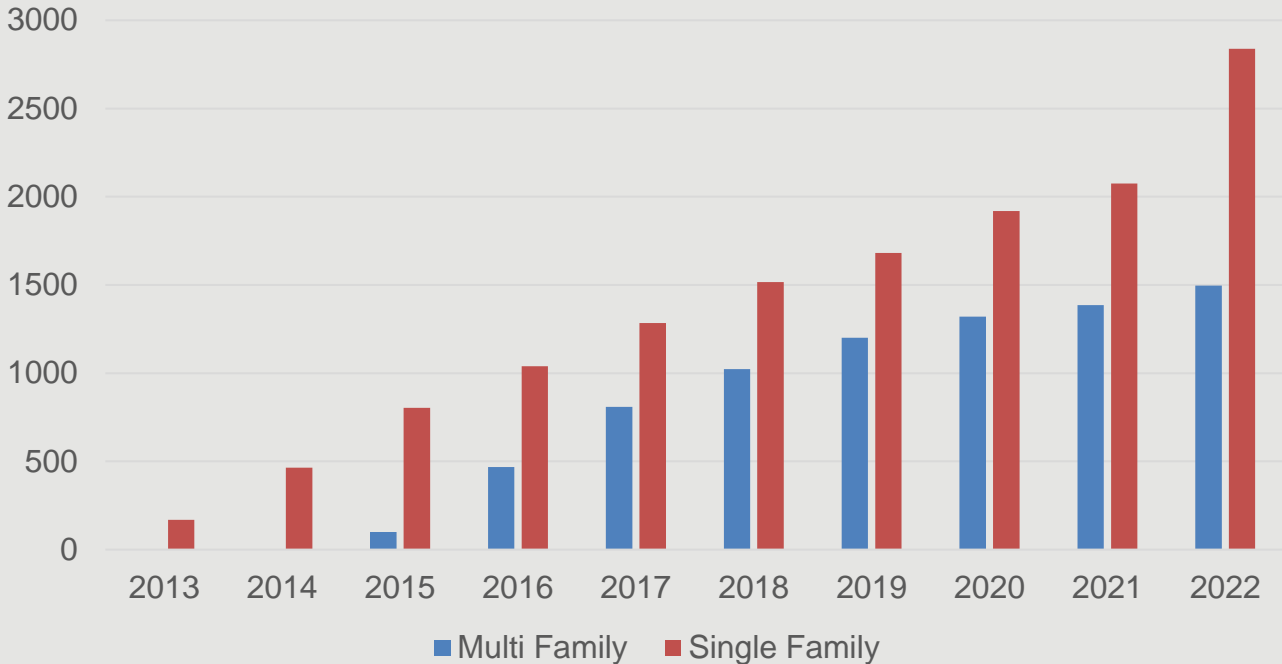
WHO IS A MEMBER?

Every Legacy Resident and multifamily home is part of the Residents Association and each household has one vote for any issue put forward at the
Legacy
Residents Association Annual Meeting

This includes all homes in Legacy including single and multi family homes



OUR COMMUNITY IS GROWING!



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HOMES TO DATE IN LEGACY

SINGLE FAMILY = 2,838

MULTI FAMILY = 1,497

TOTAL UNITS = 4.335

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COMMITTEE 2022

The Volunteer Committee had 5 Members

Currently the Committee is composed of

Bravin Goldade
Jared Goldade
Kalida Manarin
Angie Locking
Don Tremblay
Ryan Wilson

These positions were decided by way of application.

As more and more of Legacy is built the Committee will be transitioned into more resident seats.

West Pine Creek Developments reserves the right to appoint a certain number of Committee Members to the Residents Association, based on the remaining inventory.



COMMITTEE Role

- This volunteer role entails a two year minimum term
- Attending meetings once per quarter and the Annual Meeting
- Voting on overall decisions for the Legacy Residents Association with the community in mind
- Nominations – Please send us a letter letting us know of your interest in participating at info@legacyresidents.ca
- Elections of new members – If there is a large number of applicants then the top 10 applicants as decided by the existing Board of Directors will be posted on Legacyresidents.ca for a vote. If less than 10 applications are received, then the current board will appoint two new members



RESIDENTS ASSOCIATION Coordinator

- **Spring of 2019 we hired Ingrid Jorgensen for this position to help run the daily operations of the Legacy Residents Association. This positions main duties include:**
- Organizing events
- Managing Member Registry and Fees
- Managing member communication
- Coordinating enhanced community maintenance
- The LRA now hosts office hours from 9am to 12pm on weekdays and for events and meetings on weekends
- To contact the Legacy Residents Association Coordinator email at: info@legacyresidents.ca



HOW DO I GET INVOLVED?

Are you interested in volunteering or organizing an event in the community of Legacy? Do you already organize a group in Legacy and want a place to contact other residents?

- Please sign up for the Community Garden Committee or share your ideas with us for other volunteer ideas
- Volunteer for our annual Stampede Breakfast
- Sign up for the newsletter on our website
- Follow us on Facebook @legacyresidentsassociation

EMAIL US: INFO@LEGACYRESIDENTS.CA





WEST PINE CREEK DEVELOPMENTS

In the past, West Pine Creek Developments contributed the resources and facilitation/ planning for any organization of community activities and facilitated land maintenance for the Residents Association after the FAC is completed.

Currently, a staff member has been hired by the Legacy Residents Association to work along with West Pine Creek Developments to manage its day to day operations through the decision of the Board of Directors

LEGACY RESIDENTS ASSOCIATION LEGAL OBLIGATIONS

- FOUR ENTRY FEATURES –OWNED BY THE RESIDENTS ASSOCIATION
- SNOW REMOVAL AROUND OWNED ENTRY GATES (210 AVE & PHASE 10)
- UPKEEP AND ENHANCED MAINTENANCE OF CERTAIN LANDSCAPING FEATURES
- ACCOUNTING AND ADMINISTRATION AUDIT REQUIREMENTS
- DAY TO DAY ADMINISTRATION

LEGACY RESIDENTS ASSOCIATION CURRENT PROGRAMS

- MAINTENANCE OF THE FOUNTAINS IN THE STORM PONDS
- COMMUNITY GARDEN
- CHRISTMAS LIGHT DISPLAY
- SET UP AND MAINTENANCE OF TEMPORARY SKATING RINKS IN WINTER
- STAMPEDE BREAKFAST
- STORY TIME IN THE PARK & BABY RHYME TIME
- LEGACY GRASS MASTERS



A **RESIDENTS** ASSOCIATION HANDLES THE ENHANCED MAINTENANCE OF
COMMUNITY AMENITIES HOLDING THE COMMUNITY TO A HIGHER
STANDARD

A **COMMUNITY** ASSOCIATION'S PURPOSE IS TO GIVE A COMMUNITY A
VOICE AND IS OPEN AND VOLUNTARY TO ANYONE



COMMUNITY GARDEN

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COMMUNITY GARDEN

- The community garden opened in Spring 2017 with 70 plots available.
- Donated by West Pine Creek Developments
- Maintenance and Management is done by the LRA (paid for by plot rentals)
- Plots are available to all the families of Legacy. The community garden is rented as individual plots to residents.
- 2023 Rented plots: 31
- 2023 Available plots: 39
- Visit www.legacyresidents.ca/garden/ for more details on how to join



COMMUNITY GARDEN



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COMMUNITY GARDEN

LEGACY Woods Place

LEGACY View

LEGACY Timeless Living COMMUNITY GARDEN

WELCOME TO LEGACY'S COMMUNITY GARDEN!
Legacy's many green spaces bring families together - play, explore and discover!

PLANTS THAT GROW WELL IN CALGARY

FLOWERING PLANTS

Veronica Whiteley	Perennials
Coral Bells	Red Passio-flora
Flax-lily	Summer Ailsh
Queen's Beard	
Dark Frost	

VEGETABLES

Tomatoes	Beet	Potato
Watermelon	Celery	Leek
Corn	Squash	Cabbage
Cress	Beans	Peas
Broccoli Sprouts	Peas	Cucumber

LEGACY'S COMMUNITY GARDEN was built to enhance the community and provide enjoyment for every resident. Donated by WestCreek Developments, this space has been developed with the goal of increasing biodiversity, beautification and community involvement. This Garden is a volunteer driven, non-profit organization maintained by the Legacy Residents Association.

The Garden is located at 404 Legacy View SE

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COMMUNITY GARDEN COMMITTEE

- If you would like to help grow your community and become a member of the Garden Committee please email us at info@legacyresidents.ca or sign up today.
- Our current Garden Committee for the 2023 season is comprised of 2 Residents and the LRA coordinator and we are looking for more members!



STORY TIME IN THE PARK BABY RHYME TIME

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BABY RHYME TIME



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STAMPEDE BREAKFAST

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STAMPEDE BREAKFAST



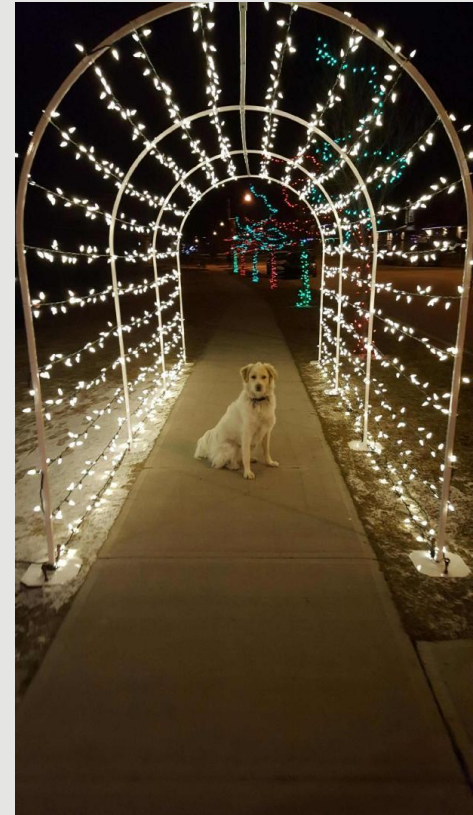
- 2022 saw the return of our annual Stampede breakfast where we served close to 1300 residents.
- The 2023 Stampede breakfast is scheduled for Saturday July 8, 2023. We hope to see you there!

CHRISTMAS SEASON

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CHRISTMAS LIGHTS



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New figurines, donated by Westcreek Developments, were added to the Christmas light display in 2020. In 2022 lights were added around the orange park for the first time. We will continue to add more lights as the community



SKATING RINK



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SKATING RINK

WHATS NEW IN 2022/2023?

- Ice flooding was Scheduled at night and the leisure rink was expanded and doubled in size in order to accommodate our growing community.

DID YOU KNOW?

- The skating rink is a temporary structure that is added to the community each year. The location of the skating rink is also temporary and placed in non-City of Calgary land. In the future this temporary rink will be moved to new locations in the community.

CITY HANDOVER

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WHAT IS AN FAC?

- A Final Acceptance Certificate (FAC) is granted by the city of Calgary after the developer's maintenance responsibilities have been met.
- What does this mean for Legacy?
 - On a phase by phase basis the maintenance responsibility will be handed over to the City of Calgary
 - The Residents Association may decide to assume the increased maintenance over and above the City at that point

WHAT IS THE CITY'S ROLE?

- The City of Calgary is responsible for a variety of maintenance activities including:
 - Maintenance of light standards, including bulb replacement
 - Street/ Park snow removal
 - Parking enforcement
 - Broken or distressed trees on boulevards
 - Parking of recreational vehicle concerns
 - All traffic signals and signage
 - Sidewalk and roadway repairs
 - Maintenance of green space and ponds within the community



COMMUNITY MAINTENANCE

- Legacy Residents Association manages items that are above and beyond what the City of Calgary would typically maintain
- This does not include park or pathway or snow removal maintenance
- The LRA deals with areas in the community that have already been handed over to the City of Calgary. The City of Calgary does some snow removal on walking paths in the community as per their website
- In order for the LRA to do snow removal in parks and pathways they would need to take over all maintenance responsibilities as well as all legal responsibility and liability in the parks from the City. This would mean increasing fees significantly for each resident.



FEE INFORMATION

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FEE REVIEW PER MONTH

SINGLE FAMILY - \$5

MULTI FAMILY \$3

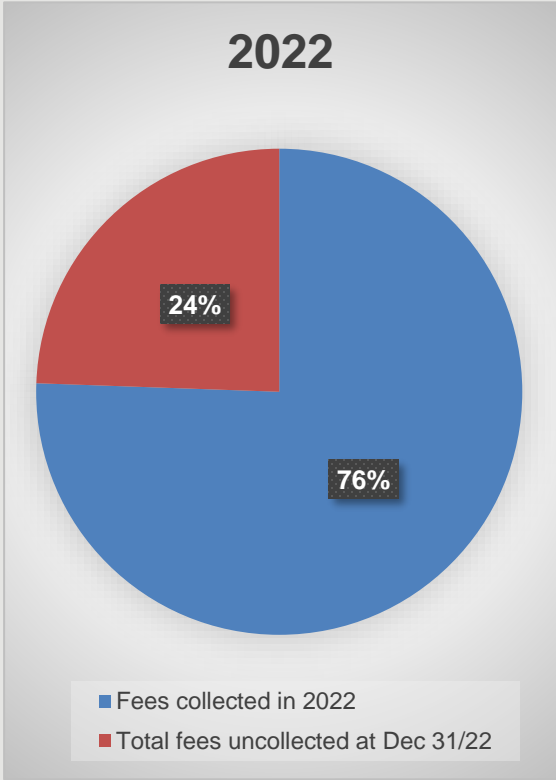


WHY IS THERE A DIFFERENCE IN FEES?

Single Family and Multifamily Homes in Legacy have different fees per month due to the fact that they own less land per inhabitant. This has been modelled after other communities in Calgary. After discussion at the 2018 and 2019 Annual Meeting this was brought to the board to discuss changes in Fees each time and it was decided to not adjust the fee system.



FEE COLLECTION



TOTAL RESIDENTS BY YEAR END 2022

3,459

TOTAL PAID UNITS in 2022

\$129,096.97

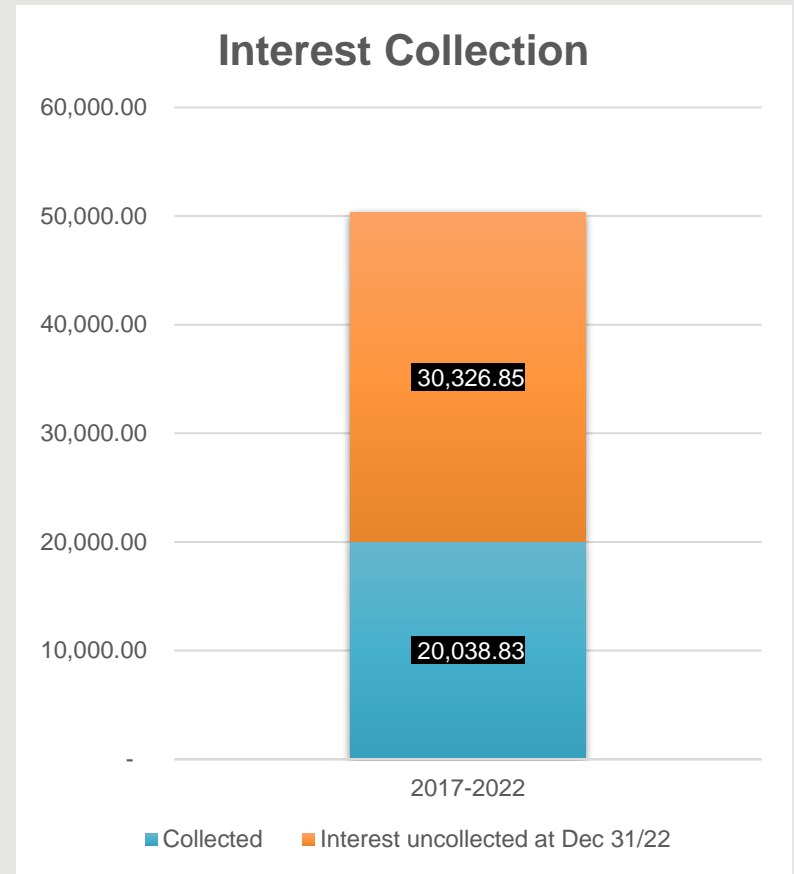
TOTAL UNPAID UNITS in 2022

\$58,226.80 including interest

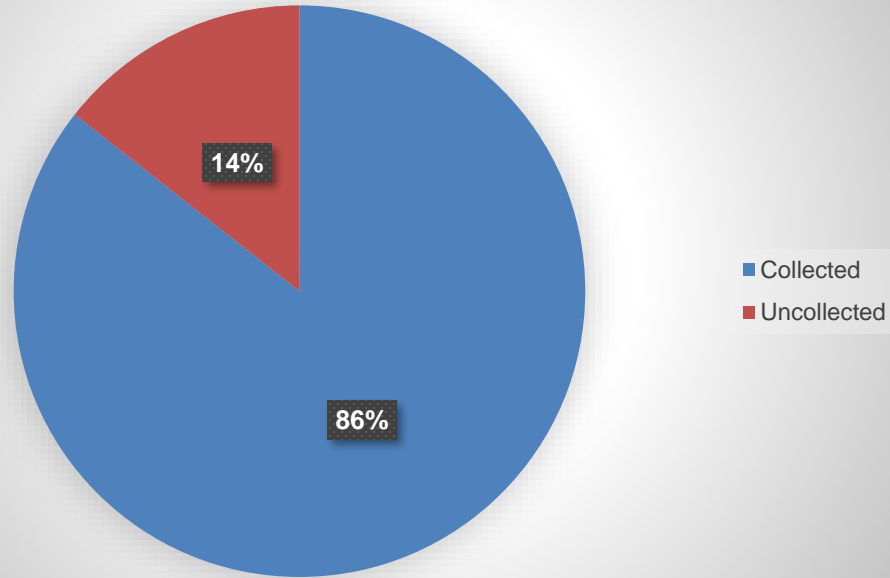


Fee Collection has improved over the past three years with fees and interest from previous years still being collected from residents.

For Fees as of year end 2022 the LRA has charged \$50,365.68 in interest charges for late fees. To date \$20,038.83 in interest has been collected in the last 6 years.

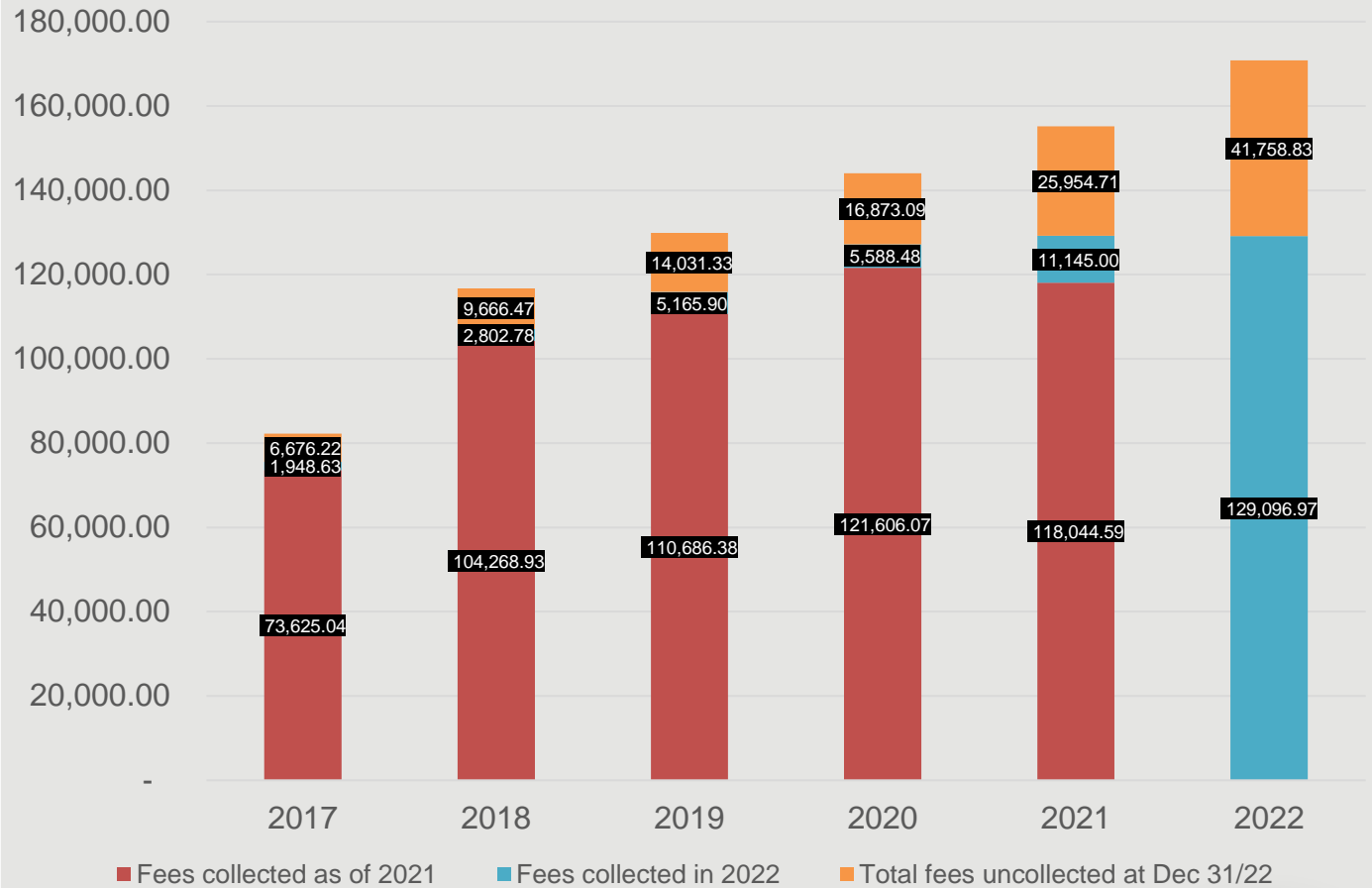


2017-2022



Overall, of fees charged over the last 5 years the LRA has collected 84% of fees charged.

Fee Collection



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FEE COLLECTION

2023 Fee collection

- 2023 Fees have been posted and residents are now able to pay online via our website any time after January 1 .
- Follow up on re-sale homes with seller's lawyer to ensure that fees are paid before closing.

2023 Fee Collection Changes

- Residents with multi-year outstanding fees will be able to pay via the website at www.legacyresidents.ca/Fees
- New website feature for Fee inquiry by lawyers was launched in March 2022.



FEE INFORMATION

Fees are due on an annual basis, June 1st each year

- Fee statements and notice emails will be sent to every household who has registered an email, on May 1, 2023. Households that have not registered an email will receive a letter addressed to the current homeowner. Please register your email with the Legacy Residents Association and help cut down on administration costs.
- Online Newsletter to registered residents will be sent out on May 15th, 2023 to remind residents that fees are due

FEE INFORMATION

If fees are not paid on time you will be charged interest. For any delinquent accounts you will be subject to interest and an encumbrance on your title

HOW CAN I PAY MY FEES?

- Online at: www.legacyresidents.ca/Fees
- By Cheque: mailed and payable to “Legacy Residents Association”

210, 30 Glendeer Circle S.E

Calgary, AB, T2H 2Z7





FEE EMAIL CHANGE

WHY EMAIL?

- This means a saving to the LRA of over \$3000 per year
- Better confirmation of receipt of notification and tracking

WHAT DO MY FEES GET ME IN 2023?

Operation and maintenance of certain recreation facilities and amenities within Legacy such as Entry Features, Traffic Circles, Fountains and Enhanced Landscaping

Current Community programs such as:

Christmas Lights

Skating Rink Set up and Maintenance

Stampede Breakfast

Maintenance of Community Garden



2021/2022 LEGACY RESIDENTS ASSOCIATION COSTS

Expenses	Year
Landscape and Operating Costs	
Electricity (Includes Fountains, Pumphouse & Christmas Lights)	\$ 25,778
Phase 1 Enhanced Maintenance	\$ 34,354
Phase 2 Enhanced Maintenance	\$ 34,089
Additional Phases Enhanced Maintenance	\$ 64,350
Subtotal	\$ 124,482
Repairs & Maintenance	\$ 18,430
Events	
Community Event	\$ 17,897
Christmas Lights	\$ 44,618
Temporary Outdoor Rink Maintenance	\$ 66,321
Subtotal	\$ 128,836
General & Administrative	\$ 75,579
Total Cost	\$ 347,327
Revenue	
Single Family Contribution	\$ 119,230
Multi Family Residents Contribution (844)	\$ 50,720
Member and Bank Interest	\$ 18,222
Total Residents Contribution	\$ 188,172
Community Garden	\$ 1,085
West Pine Creek Developments Contribution	\$ 158,070
Total Revenue	\$ 347,327

2023 Budget

Legal Requirements of the LRA

Income

Resident Association fees		
Single Family	\$	138,000.00
Multi Family	\$	54,000.00
Member interest	\$	5,000.00
Total Income	\$	197,000.00

Expenses

Electricity	\$	5,000.00
Entrance Feature Landscaping	\$	18,000.00
Property Taxes	\$	2,500.00
Repairs and Maintenance Funds	\$	22,000.00
General and Administration	\$	78,750.00
Total Expenses	\$	126,250.00
Funds Remaining	\$	70,750.00



2023 Budget

Enhanced Residents Association Items

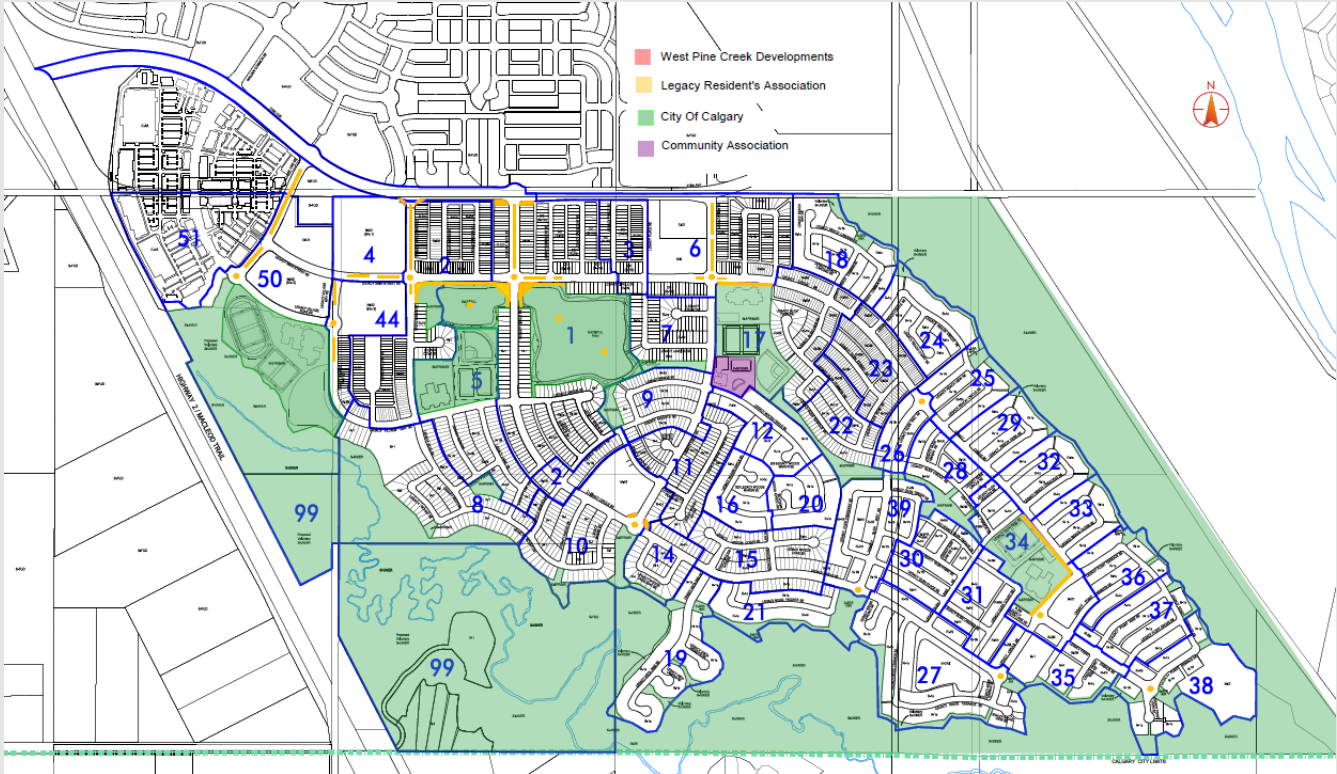
Income

Balance from Legal Obligations	\$	70,750.00
Developer Loan	\$	138,050.00
Community Garden Fees	\$	1,500.00
Total Income	\$	210,300.00

Expenses

Electricity (incl. Fountains and Christmas Lights)	\$	25,000.00
Enhanced Community Maintenance	\$	80,000.00
Community Garden Maintenance	\$	2,300.00
Christmas Lights	\$	28,000.00
Temporarty Outdoor Rink	\$	58,000.00
Community Annual Events	\$	17,000.00
Total Expenses	\$	210,300.00
Revenue	\$	-

LONG TERM RESPONSIBILITIES



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WEST PINE CREEK DEVELOPMENTS

Developer Subsidization to Date : \$705,000





ARE MY FEES GOING TO CHANGE?

With the increase of residents through build out we have attached a proposed budget that ensures that fees can stay at the current rate

Fee Rates are Your Decision

- The Residents Association is operated by the residents, the organization has the ability to decide what the rates are and what they would like to spend it on in the future

BUILDOUT LEGACY RESIDENTS ASSOCIATION BUDGET

Expenses	Year
Landscape and Operating Costs	
Electricity (Includes Fountains, Pumphouse & Christmas Lights)	\$30,000
Phase 1 Enhanced Maintenance	\$35,000
Phase 2 Enhanced Maintenance	\$35,000
Phase Remainder Enhanced Maintenance	\$50,000
Subtotal	\$150,000
Repairs & Maintenance Reserve Fund	\$23,000
Events	
Community Events	\$20,000
Christmas Lights & Storage	\$30,000
Temporary Outdoor Rink Maintenance	\$55,000
Subtotal	\$105,000
General & Administrative including Staff Member and reserve Fund	\$ 79,200
Total Cost	\$357,200
Revenue	
Single Family Residents Contribution (4000 x \$5)	\$240,000
Multi Family Residents Contribution (3200 x \$3)	\$115,200
Total Residents Contribution	\$355,200
Community Garden	\$2,000
Total Resident Contribution	\$357,200
Net Income/ Reserve Fund Contribution	\$ -



COMMUNITY ASSOCIATION VS. RESIDENTS ASSOCIATION

- Community Associations are able to raise funds for community buildings, hold events and are a voice to work with the City of Calgary
- Community Associations are voluntary
- A Community Association needs to be formed by residents themselves
- The Legacy Community Association is now incorporated and working very hard to make Legacy the best it can be.





COMMUNITY ASSOCIATION VS. RESIDENTS ASSOCIATION

Interested in joining Legacy's Community Association?

Please visit their website at:

www.calgarylegacy.ca

Or their Facebook page

CONTACT US

www.legacyresidents.ca or Follow us on Facebook

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ENHANCED MAINTENANCE FEATURES

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ENHANCED FEATURES AND LANDSCAPING



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ENHANCED FEATURES AND LANDSCAPING



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