

# LEGACY RESIDENTS ASSOCIATION ANNUAL MEETING

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*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





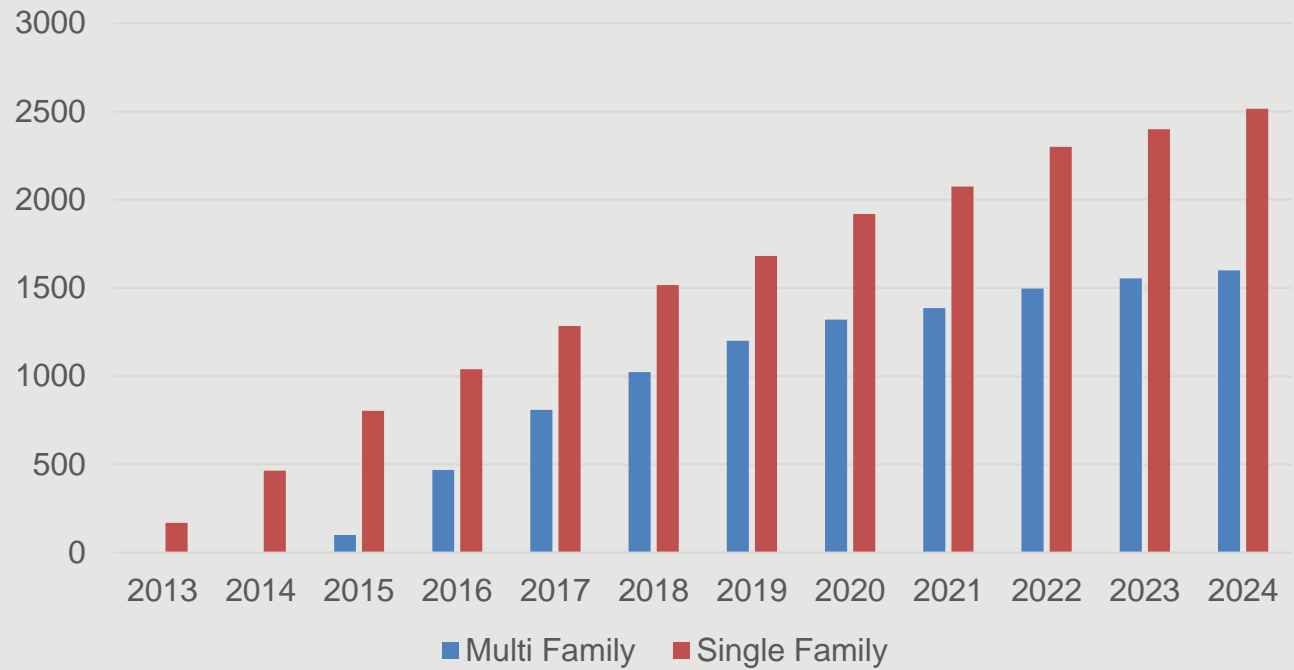
# WHO IS A MEMBER?

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 = 2,515

MULTI FAMILY = 1,600

TOTAL UNITS = 4,115



# Board of Directors

Our resident Advisory committee members are now officially part of the Board of Directors

Our Board of Directors is made up of:

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 Board will be continue to be transitioned into more resident seats. To reflect the growing community the Board of directors is now composed of 3 residents and 2 representatives of West Pine Creek Developments.



# Role of Board of Directors

- 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](mailto:info@legacyresidents.ca)
- Elections of new members – Shall take place via voting of Common members at our Annual General meetings.
- We would like to vote for our current members Angie Locking and Don Tremblay to remain on the Board for one more year.
- Ryan Wilson will be leaving the Board of Directors and we are now open to receiving resident applications for the position.



# 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](mailto: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
- MAINTENANCE OF THE CLOCK TOWER AND OTHER ENTRY GATES
- CHRISTMAS LIGHT DISPLAY
- SET UP AND MAINTENANCE OF TEMPORARY SKATING RINK IN WINTER
- STAMPEDE BREAKFAST
- STORY TIME IN THE PARK
- COMMUNITY GARDEN



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 and has been moved to different locations. This year the garden has a permanent location with 40 plots available.
- The Garden and lot have been 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.
- Visit [www.legacyresidents.ca/garden/](http://www.legacyresidents.ca/garden/) for more details on how to join



## COMMUNITY GARDEN



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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](mailto:info@legacyresidents.ca) or sign up today.



# STORY TIME IN THE PARK

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## STORY TIME IN THE PARK

Story time in the park is held every second Friday starting June 13<sup>th</sup> and runs until the end of summer.

Hosted by the LRA together with the Calgary Library 2025 story time will be located at the Gazebo overlooking the ridge from 11:00 am to 12:30.

Dates have been scheduled for 2025 and are as follows:

June 13<sup>th</sup> & 27<sup>th</sup>

July 11<sup>th</sup> & 25<sup>th</sup>

August 8<sup>th</sup> & 22<sup>nd</sup>

# STAMPEDE BREAKFAST

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## STAMPEDE BREAKFAST



- We had a very fun and successful 2024 Stampede breakfast where we served over 1400 residents.
- The 2025 Stampede breakfast is scheduled for Saturday July 5, 2024. at All Saints High School. We hope to see you there!

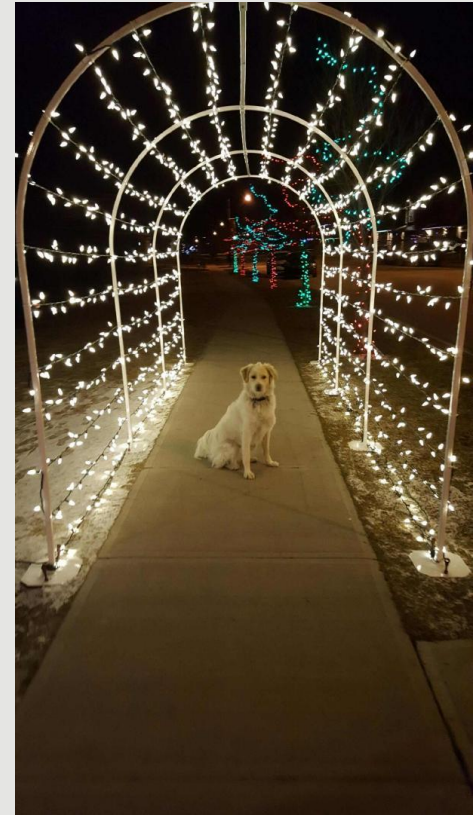
# CHRISTMAS SEASON

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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. In 2024 lights and connections were upgraded.





## SKATING RINK



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# SKATING RINK

## WHATS NEW IN 2024/2025?

- The Skating rink was placed on City of Calgary land and the hockey rink was replaced by a larger leisure rink as the City does not permit a rink with boards.
- This allowed the rink to be placed in a developed area in the community and a central location.

## 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.

# 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



## FEE REVIEW PER MONTH

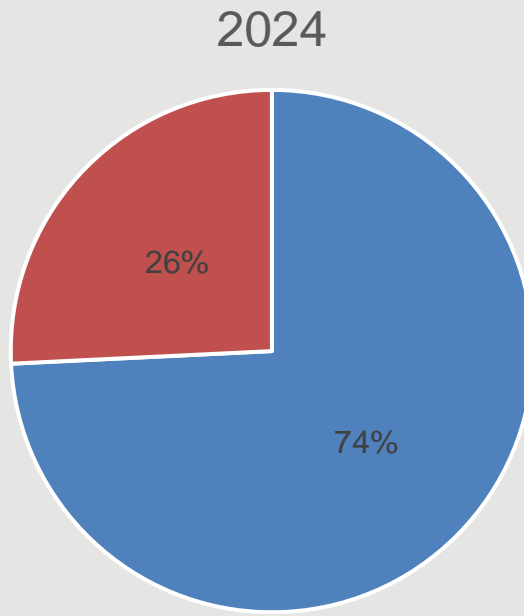
SINGLE FAMILY - \$5

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



- Fees collected in 2024
- Total fees uncollected at Dec 31/24

TOTAL RESIDENTS BY YEAR END 2024

4,115

TOTAL PAID UNITS in 2024

\$149,706.39

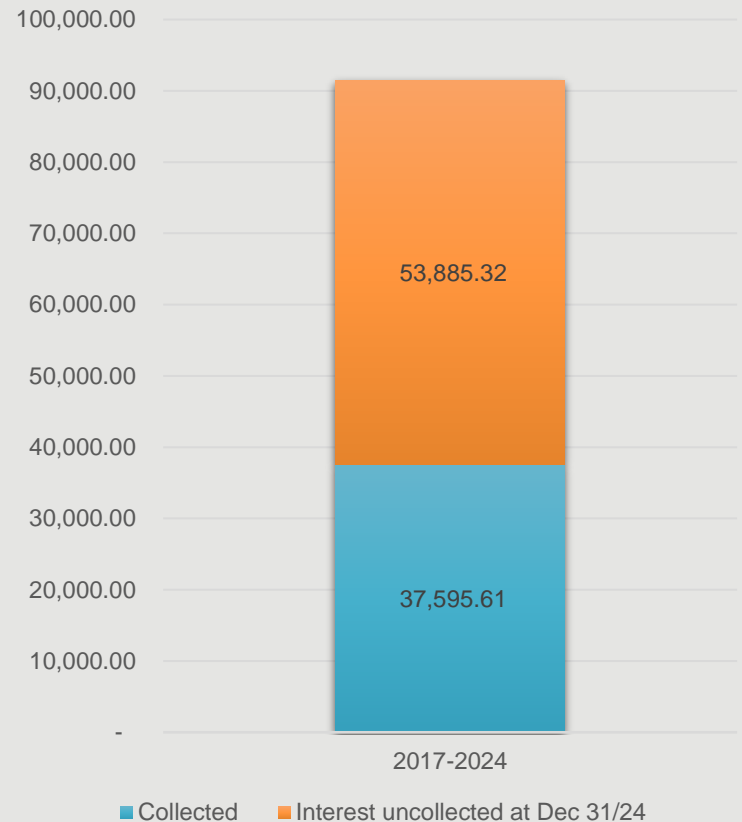
TOTAL UNPAID UNITS in 2024

\$72,180.52 including interest

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

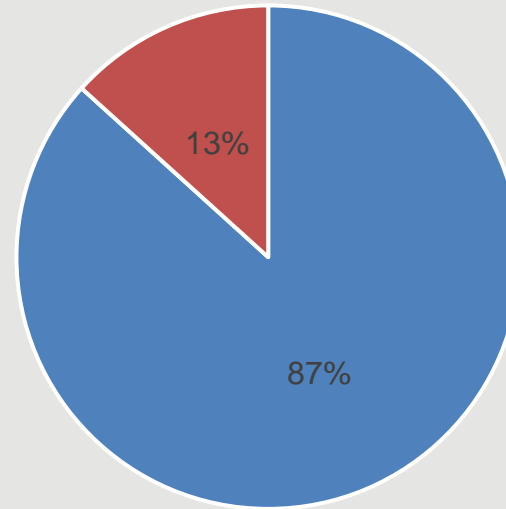
For Fees as of year end 2024 the LRA has charged \$91,480.93 in interest charges for late fees. To date \$37,595.61 in interest has been collected in the last 8 years.

## Interest Collection





2017-2024

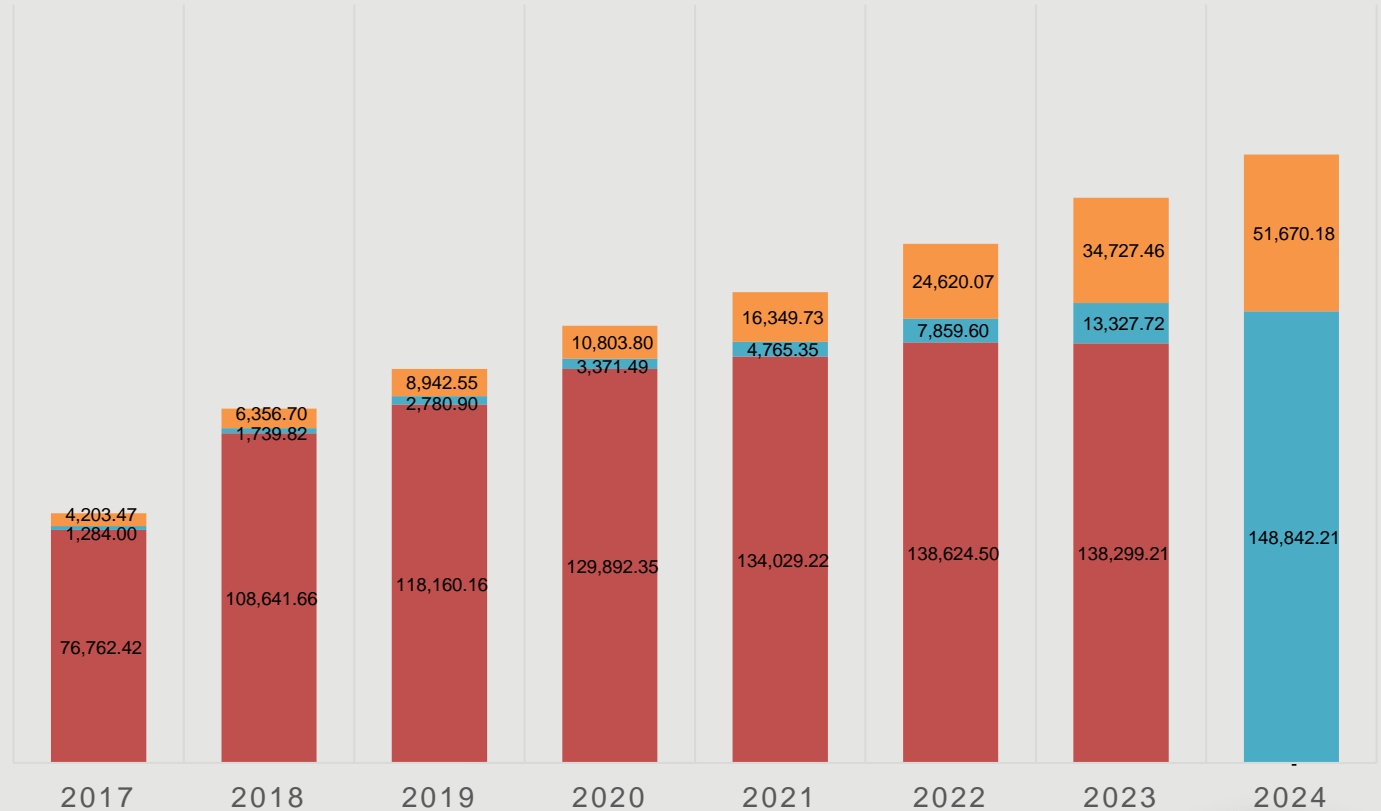


■ Collected ■ Uncollected

Overall, of fees charged over the last 8 years the LRA has collected 87% of fees charged.

# FEE COLLECTION

■ Fees collected as of 2023 ■ Fees collected in 2024 ■ Total fees uncollected at Dec 31/24



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# FEE COLLECTION

## 2025 Fee collection

- 2025 Fees have been posted and invoiced and residents are now able to pay online via our website.
- Follow up on re-sale homes with seller's lawyer to ensure that fees are paid before closing.

## Fee Collection Changes

- Residents with multi-year outstanding fees will be able to pay via the website at [www.legacyresidents.ca/Fees](http://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 have been sent to every household who has registered an email, on May 1, 2025. 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 22<sup>nd</sup>, 2025 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](http://www.legacyresidents.ca/Fees)
- By Cheque: mailed and payable to “Legacy Residents Association”  
100, 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 2025?

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

2024 Legacy Residents Association Costs		
Expenses		Year
Landscape and Operating Costs		
	Electricity (Includes Fountains, Pumphouse & Christmas Lights)	\$ 699.06 (due to large credit on account from 2023)
	Phase 1 Enhanced Maintenance	\$ 22,568.04
	Phase 2 Enhanced Maintenance	\$ 8,609.19
	Additional Phases Enhanced Maintenance	\$ 19,015.71
	Subtotal	\$ 50,892.91
Repairs & Maintenance		\$ 13,451.35
Events		
	Community Event	\$ 27,492.70
	Christmas Lights	\$ 43,960.17
	Temporary Outdoor Rink Maintenance	\$ 45,672.35
	Subtotal	\$ 117,125.22
General & Administrative		\$ 83,142.74
Total Cost		\$ 264,694.76
Revenue		
	Single Family Contribution	\$ 144,469
	Multi Family Residents Contribution (844)	\$ 55,623
	Member and Bank Interest	\$ 21,374
	Total Residents Contribution	\$ 221,466
	Community Garden	\$ 420
	West Pine Creek Developments Contribution	\$ 144,468
Total Revenue		\$ 366,354



## 2025 Budget

### Legal Requirements of the LRA

#### Income

Resident Association fees		
Single Family	\$	156,000.00
Multi Family	\$	59,400.00
Member interest	\$	7,500.00
<b>Total Income</b>	\$	<b>222,900.00</b>

#### Expenses

Electricity	\$	5,000.00
Entrance Feature Landscaping	\$	18,000.00
Property Taxes	\$	2,500.00
Repairs and Maintenance Funds	\$	24,000.00
General and Administration	\$	84,500.00
<b>Total Expenses</b>	\$	<b>134,000.00</b>
<b>Funds Remaining</b>	\$	<b>88,900.00</b>

## 2025 Budget

### Enhanced Residents Association Items

#### Income

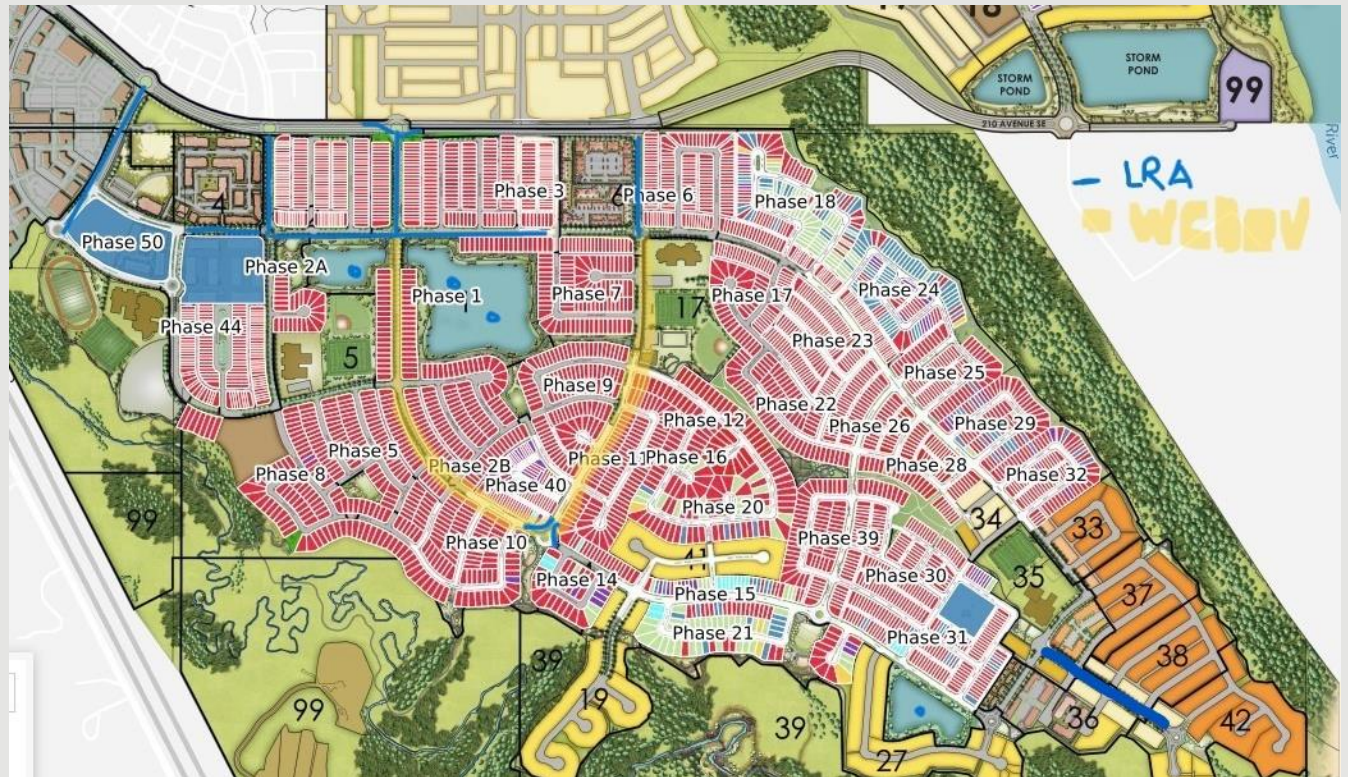
Balance from Legal Obligations	\$ 88,900.00
Developer Loan	\$ 124,968.00
Community Garden Fees	\$ 1,000.00
<b>Total Income</b>	<b>\$ 214,868.00</b>

#### Expenses

Electricity (incl. Fountains and Christmas Lights)	\$ 40,000.00
Enhanced Community Maintenance	\$ 35,500.00
Community Garden Maintenance	\$ 5,000.00
Christmas Lights	\$ 35,000.00
Temporarty Outdoor Rink	\$ 35,000.00
Community Annual Events	\$ 30,000.00
<b>Total Expenses</b>	<b>\$ 180,500.00</b>
<b>Reserve</b>	<b>\$ 35,368.00</b>
<b>Total</b>	<b>\$</b>
<b>Revenue</b>	<b>\$ -</b>



## LONG TERM RESPONSIBILITIES



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# WEST PINE CREEK DEVELOPMENTS

Developer Subsidization to Date : \$1,029,468





# 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 for 2025.

## 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)	\$60,000
	Phase 1 Enhanced Maintenance	\$15,000
	Phase 2 Enhanced Maintenance	\$12,000
	Phase Remainder Enhanced Maintenance	\$50,000
	Subtotal	\$137,000
Repairs & Maintenance Reserve Fund		\$ 33,410
Events		
	Community Events	\$28,000
	Christmas Lights & Storage	\$35,000
	Temporary Outdoor Rink Maintenance	\$35,000
	Subtotal	\$98,000
General & Administrative including Staff Member		\$ 112,500
Total Cost		\$380,910
Revenue		
	Single Family Residents Contribution (3,861 x \$60)	\$231,660
	Phase 19 Resident Contributions (60 x \$350)	\$ 21,000
	Phase 27 Resident Contributions (79 x \$150)	\$ 11,850
	Multi Family Residents Contribution (3200 x \$36)	\$115,200
	Total Residents Contribution	\$379,710
	Community Garden	\$ 1,200
	Total Resident Contribution	\$380,910



# 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](http://www.calgarylegacy.ca)

Or their Facebook page



## CONTACT US

[www.legacyresidents.ca](http://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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