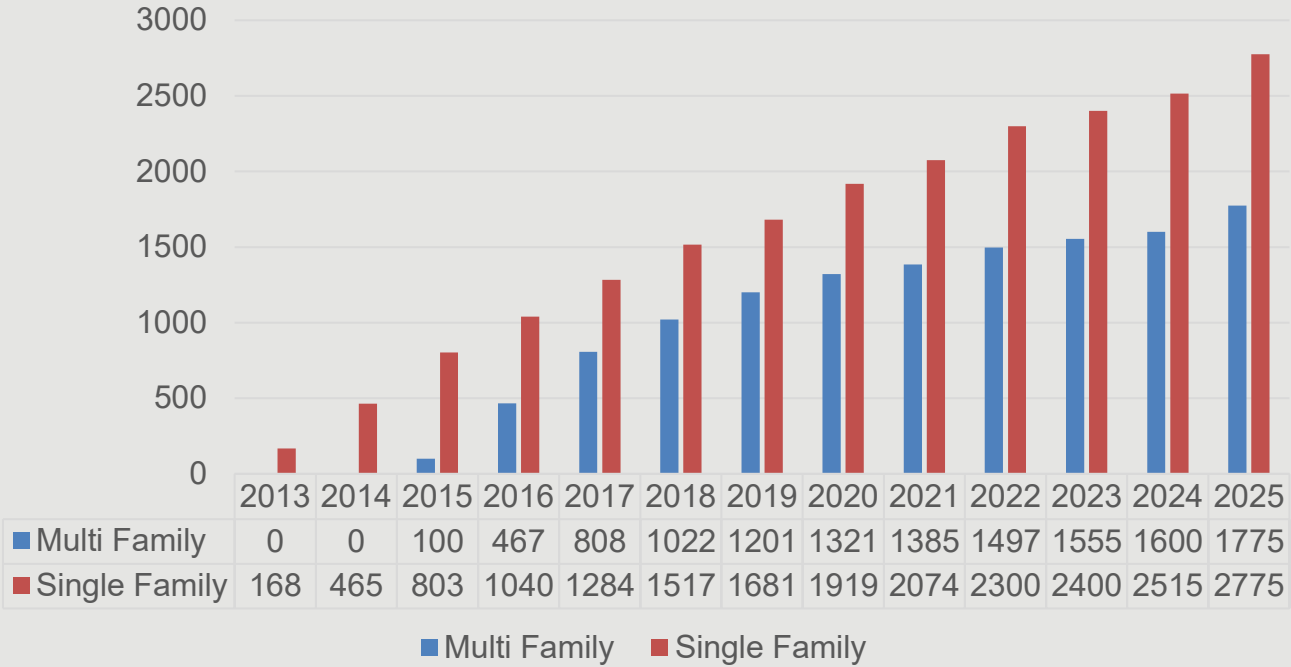


LEGACY RESIDENTS ASSOCIATION
ANNUAL MEETING

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OUR COMMUNITY IS GROWING!



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HOMES TO DATE IN LEGACY

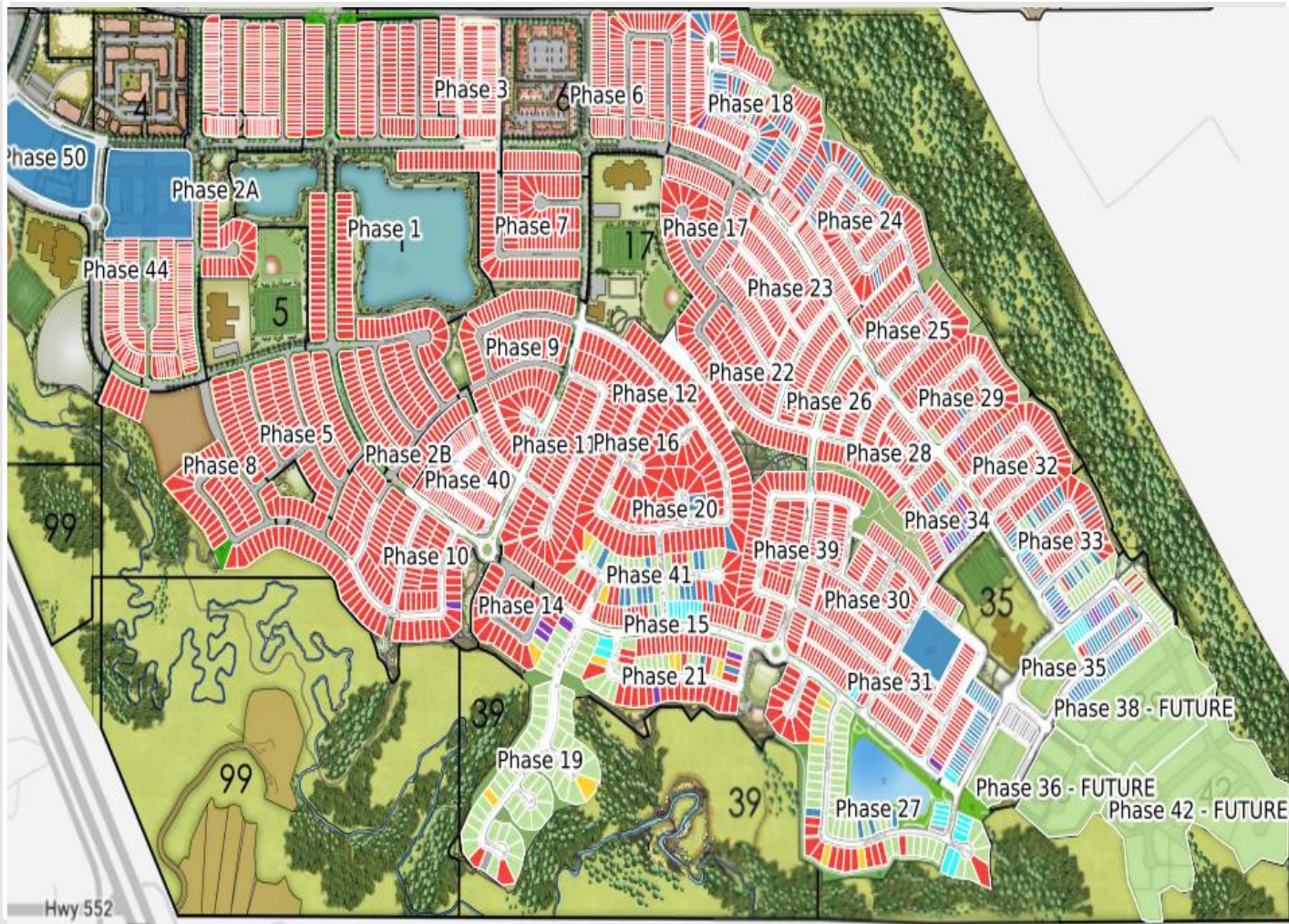
SINGLE FAMILY = 2,775

MULTI FAMILY = 1,775

TOTAL UNITS = 4,550

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PHASE DEVELOPMENT

The only remaining Phases to be developed in the community are in the South East corner of Legacy

Phase 35, 36 and 37 are expected to be completed by the developer this year.
2026

Phase 42 is expected to be paved and ready for building by 2027.

The community will be fully completed within the next 5 years and there will be close to 7,000 residences.

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HOW DOES THE LEGACY RESIDENTS ASSOCIATION OPERATE?

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Board of Directors

Our Board of Directors is made up of:

Jared Goldade
Kalida Manarin
Angie Locking
Don Tremblay
Alex Jackson

These positions were decided by way of application.

As more and more of Legacy is build 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.



RESIDENTS ASSOCIATION **Coordinator**

- **Spring of 2019 the LRA hired Ingrid Jorgensen for this position to help run the daily operations of the Legacy Residents Association. This positions main duties include:**
 - Coordinating enhanced community maintenance
 - Organizing events
 - Managing Member Registry and Fees
 - Managing member communication
- The LRA now hosts office hours from 9am to 12pm on weekdays and for events and meetings on weekends. An extra 6 hours were added to the position in 2025. As the community grows, we expect the hours will continue to increase.
- To contact the Legacy Residents Association Coordinator email at: 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 was completed.

Today their involvement continues by being part of the Board of Directors to help guide the LRA as well as with a financial contribution for all lots that are not build on yet.

West Pine Creek also donates space in their offices for the LRA



WEST PINE CREEK DEVELOPMENTS

Developer Subsidization to Date : \$1,347,801



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 MANAGEMENT AND MAINTENANCE



ENHANCED MAINTENANCE FEATURES

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ENHANCED FEATURES AND LANDSCAPING



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ENHANCED FEATURES AND LANDSCAPING



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ENHANCED FEATURES AND LANDSCAPING



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ENHANCED FEATURES AND LANDSCAPING

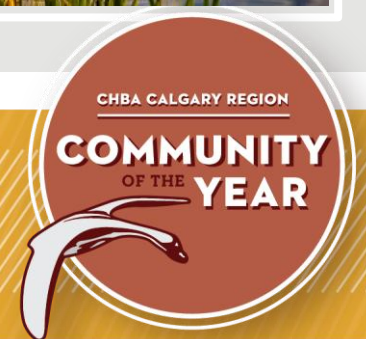


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ENHANCED FEATURES AND LANDSCAPING



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COMMUNITY GARDEN

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COMMUNITY GARDEN

- The community garden is in a permanent location with 40 plots available. It is located in the intersection of Legacy View and Legacy Circle.
- 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/ for more details on how to join



COMMUNITY GARDEN



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COMMUNITY GARDEN NEWS

ATB Seeds and Savings



There's a
new bank on
the block.

Join us in welcoming
ATB Financial to the
neighbourhood.

We are happy to announce that our friends at ATB have sponsored the community garden for 2026 by paying for all the plot rentals for the residents and making a donation for the enhancement of the garden at large. For the 2026 season the Garden will be named ATB Seeds and Savings

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 12th and runs until the end of summer.

Hosted by the LRA together with the Calgary Library 2026 story time will be located at the Gazebo overlooking the ridge from 11:00 am to 11:30.

Dates have been scheduled for 2026 and are as follows:

June 12th & 26th

July 10th & 24th

August 7th & 21st



STAMPEDE BREAKFAST

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STAMPEDE BREAKFAST



- We had a very fun and successful 2025 Stampede breakfast where we served over 1400 residents.
- The 2026 Stampede breakfast is scheduled for Saturday July 4, 2026. at All Saints High School. We hope to see you there!

CHRISTMAS SEASON

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SKATING RINK

WHATS NEW IN 2026?

- 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.

SKATING RINK



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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.



WEST PINE CREEK DEVELOPMENTS CURRENT RESPONSIBILITIES

Maintain any phases that have not been FAC'd. This list will change as phases are completed

Phase 18 – Municipal Reserve (park spaces) and Environmental reserve pathways

Phase 24 – ER pathways

Phase 33

phase 34

Phase 15

Phase 21 (Purple Park, ER pathways)

Phase 41

Phase 31 (Pond only, remainder has been Fac'd)

Phase 12,16, 20 (Street sweeping)

210th ave - we are still doing maintenance on the south half of the road and will be maintaining the road down to wolf willow once landscaped.



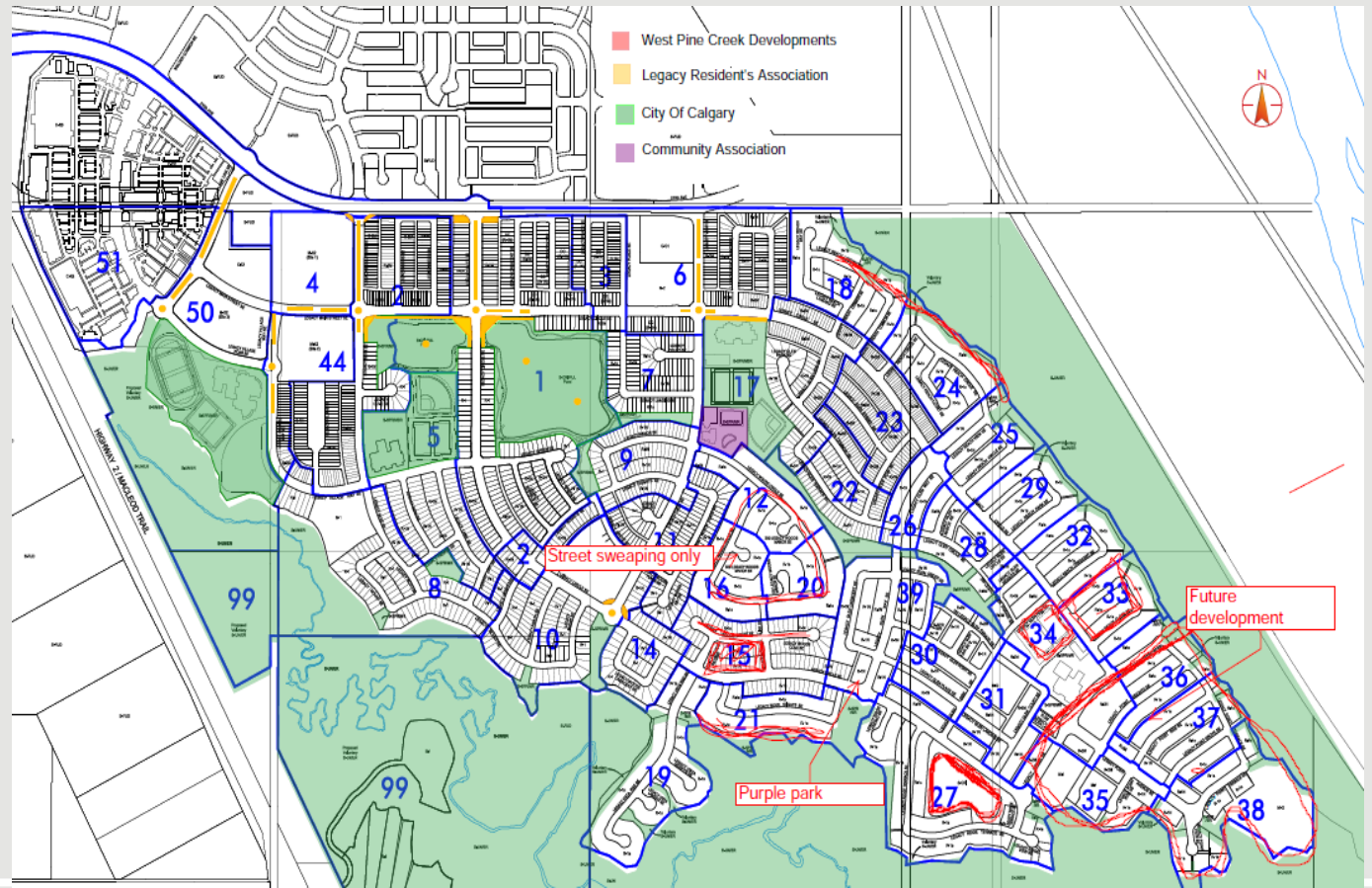
WHAT ARE YOUR RESPONSIBILITIES AS A RESIDENT?

As a resident, you are responsible for caring for and maintaining your lawn and property. This generally includes all adjacent areas such as boulevards, sidewalks, walkways, lanes and to the centre of the back alley.

Community Standards bylaw 5M2004

For more information on bylaws go to Calgary.ca and search bylaws or call 311

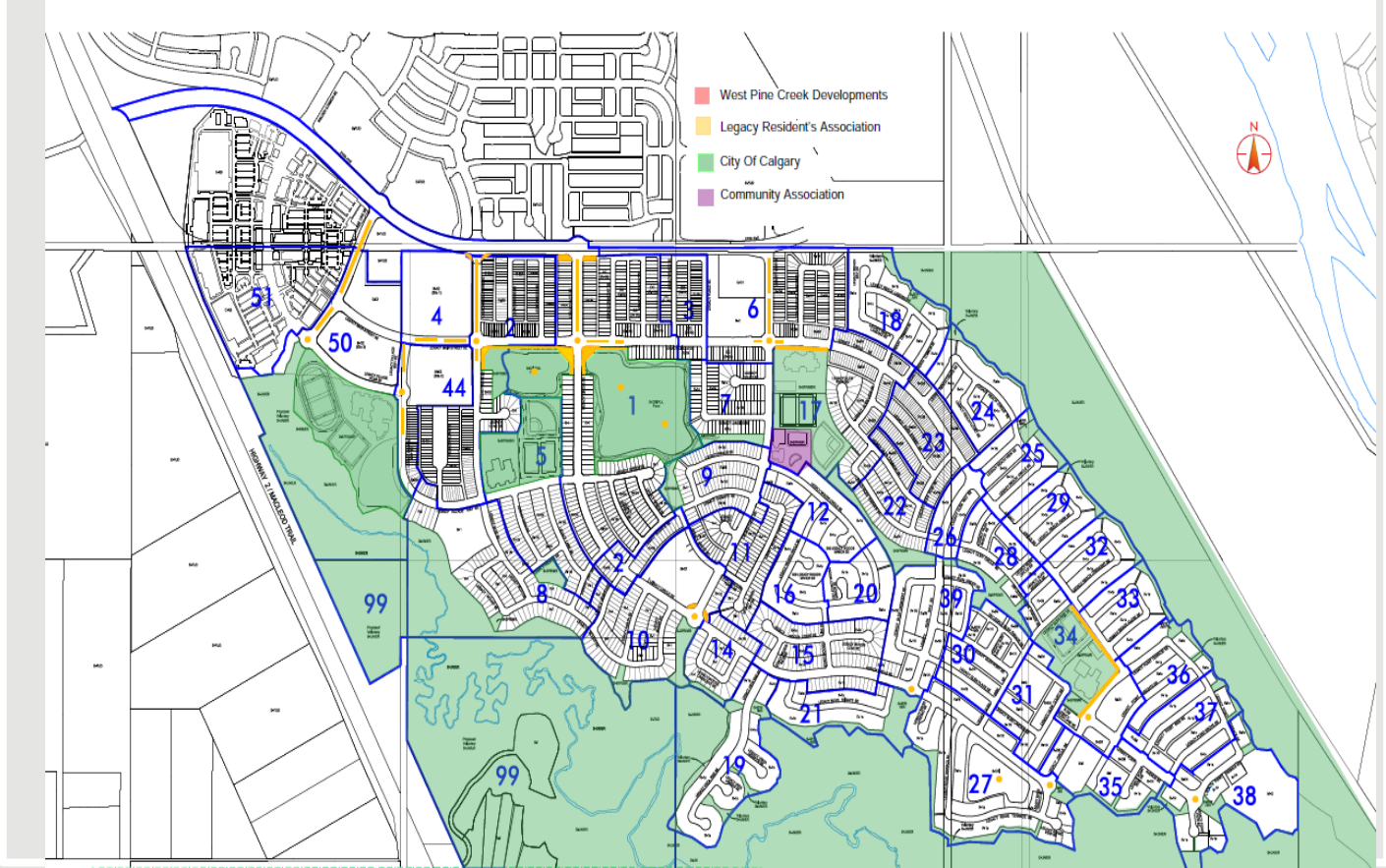
Current Responsibilities



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LONG TERM RESPONSIBILITIES



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FEE INFORMATION

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ANNUAL FEES

SINGLE FAMILY - \$60

MULTI FAMILY- \$36

Phase 19 The Pointe - \$350

Phase 27 - \$150



WHY IS THERE A DIFFERENCE IN FEES?

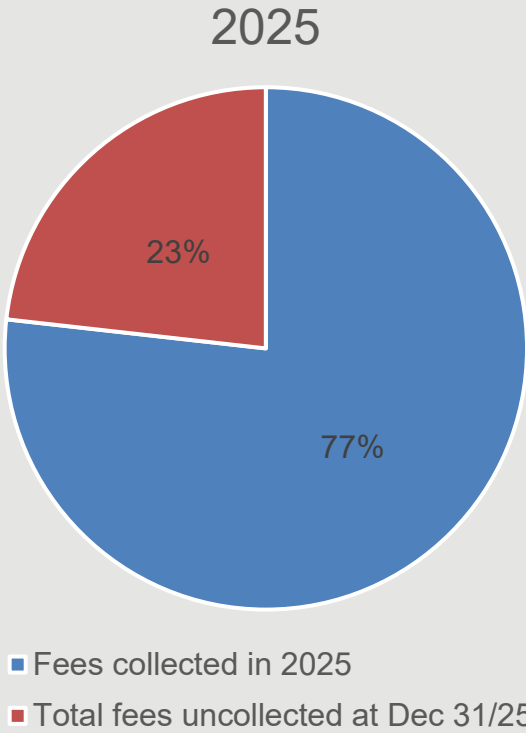
Single Family and Multifamily Homes in Legacy have different fees per month due to the fact that they own less land per inhabitant.

This has been modelled after other communities in Calgary.

Phase 19 and Phase 27 have enhanced maintenance and are therefore paying a higher fee.



FEE COLLECTION



TOTAL RESIDENTS BY YEAR END 2025

4,475

TOTAL PAID UNITS in 2025

\$167,944.63

TOTAL UNPAID UNITS in 2025

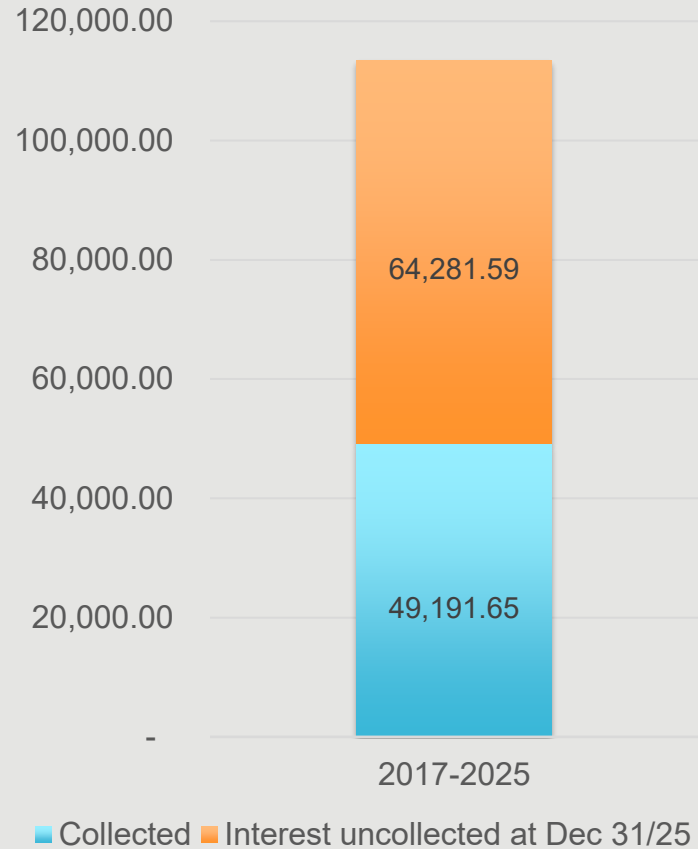
\$71,314.94 including interest



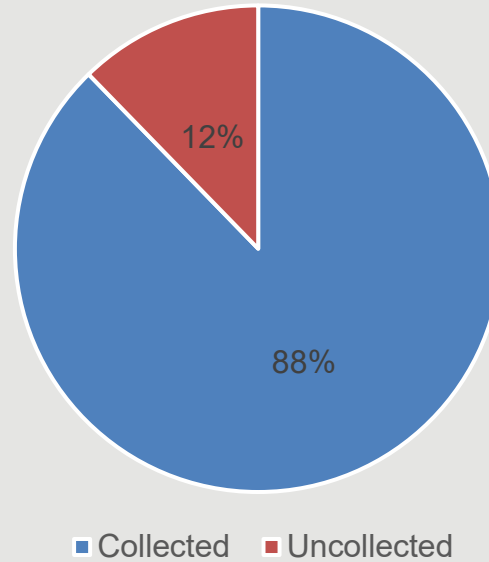
Fee Collection has improved over the past three years with fees and interest from previous years still being collected from residents.

For Fees as of year end 2025 the LRA has charged \$113,473.24 in interest charges for late fees. To date \$49,191.65 in interest has been collected in the last 9 years.

Interest Collection



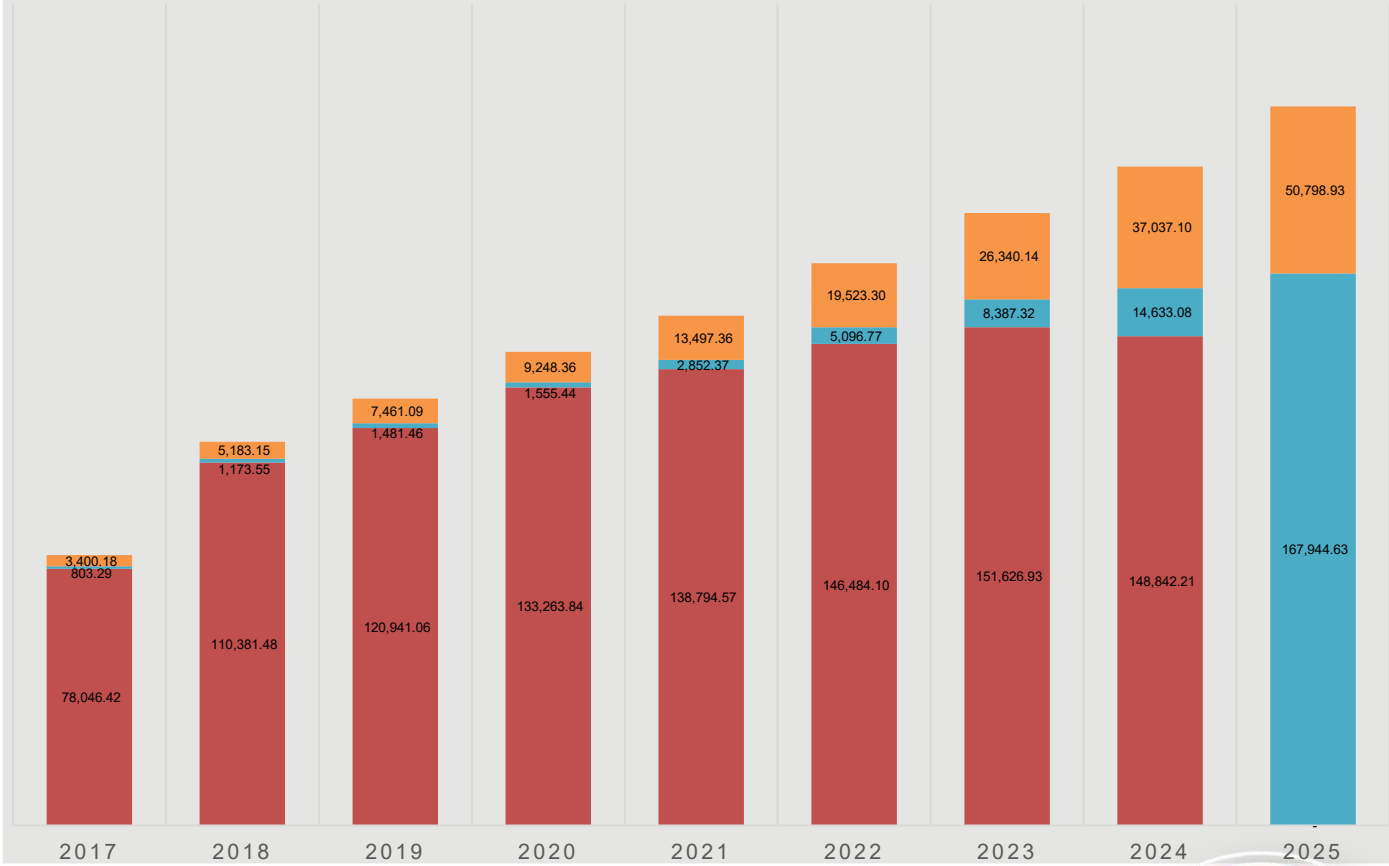
2017-2025



Overall, of fees charged over the last 9 years the LRA has collected 88% of fees charged.

FEE COLLECTION

■ Fees collected as of 2024 ■ Fees collected in 2025 ■ Total fees uncollected at Dec 31/25



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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, 2026. 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 25th, 2026 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
- Via e-transfer to payments@legacyresidents.ca
- By Cheque: mailed and payable to “Legacy Residents Association”
100, 30 Glendeer Circle S.E
Calgary, AB, T2H 2Z7



WHAT DO MY FEES GET ME IN 2026?

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

2025 LEGACY RESIDENTS ASSOCIATION COSTS

Expenses	Year
Landscape and Operating Costs	
Electricity (Includes Fountains, Pumphouse & Christmas Lights)	\$28,300
Phase 1 Enhanced Maintenance	\$ 8,500
Phase 2 Enhanced Maintenance	\$ 2,000
Additional Phases Enhanced Maintenance	\$ 43,391
Subtotal	\$ 82,191
Repairs & Maintenance and Fountains	\$ 10,066
Events	
Community Event	\$ 30,668
Christmas Lights	\$ 38,726
Temporary Outdoor Rink Maintenance	\$ 32,027
Subtotal	\$ 101,421
General & Administrative	\$ 86,890.17
Total Cost	\$ 281,312.0

Revenue	
Single Family Contribution	\$ 158,697
Multi Family Residents Contribution (844)	\$ 59,468
Member and Bank Interest	\$ 21,970
Total Residents Contribution	\$ 240,714
Community Garden	\$ 578
West Pine Creek Developments Contribution	\$ 124,968
Total Revenue	\$ 365,682

2026 Budget

Legal Requirements of the LRA

Income

Resident Association fees		
Single Family	\$	166,500.00
Multi Family	\$	63,900.00
Member interest	\$	7,500.00
Total Income	\$	237,900.00

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
Total Expenses	\$	134,000.00
Funds Remaining	\$	103,900.00



2026 Budget

Enhanced Residents Association Items

Income

Balance from Legal Obligations	\$	103,900.00
Developer Contribution	\$	109,968.00
Community Garden Fees	\$	1,000.00
Total Income	\$	214,868.00

Expenses

Electricity (incl. Fountains and Christmas Lights)	\$	30,000.00
Enhanced Community Maintenance	\$	35,750.00
Community Garden Maintenance	\$	1,000.00
Christmas Lights	\$	35,000.00
Temporary Outdoor Rink	\$	35,000.00
Community Annual Events	\$	35,000.00
Total Expenses	\$	180,500.00
Reserve	\$	34,368.00
Total	\$	-
Revenue	\$	-



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 2026.

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.
- The LRA should decide if they would like to start adding a yearly increase to account for inflation.

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	\$ 5,000
Phase Remainder Enhanced Maintenance	\$50,000
Subtotal	\$130,000
Repairs & Maintenance Reserve Fund	\$ 33,410
Events	
Community Events	\$35,000
Christmas Lights & Storage	\$35,000
Temporary Outdoor Rink Maintenance	\$35,000
Subtotal	\$105,000
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.



HOW DO I GET INVOLVED?

Are you interested in volunteering?

- Please sign up for the Community Garden Committee
- Volunteer for our annual Stampede Breakfast
- Sign up for the newsletter on our website
- Follow us on Facebook @legacyresidentsassociation

EMAIL US: INFO@LEGACYRESIDENTS.CA



CONTACT US

www.legacyresidents.ca or Follow us on Facebook

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