CALGARY

ALPINE PARK

CANADA

01

WELCOME

01.1 AGENDA

02 DEVELOPMENT

03 MARKETING

04 DREAMRESIDENTS.COM

05 CONTACTS

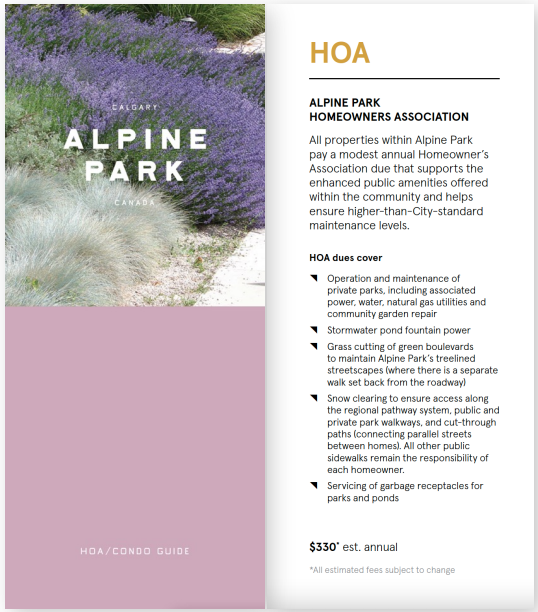
06 Q&A

02

DEVELOPMENT

02.1 HOA & CONDO

BENEFITS OF HOA



- Ownership, operation and maintenance of private parks, including associated power, water, natural gas utilities and community garden repair
- Stormwater pond fountain power
- Grass cutting of green boulevards (where there is a separate walk set back from the roadway)
- Snow clearing of regional path system, public and private park walkways, and cut-through paths (connecting parallel streets between homes) but excluding public sidewalks (non-regional walkways in front of homes)
- Servicing of garbage receptacles for parks and ponds

02.1 HOA & CONDO

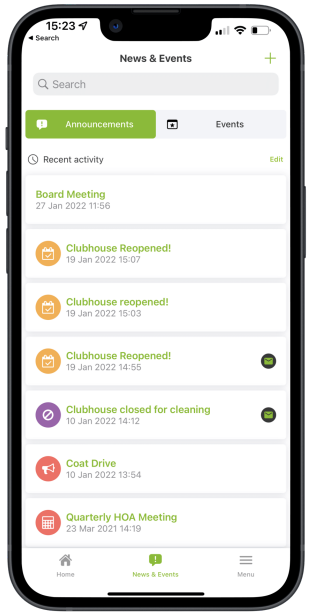
BENEFITS OF CONDO CORP



- Collection of HOA membership/annual fee
- Snow removal from public sidewalks along adjacent public roads (excluding section leading up to front doors)
- Periodic snow removal from lanes (i.e. during larger snow falls)

02.2 TOWNSQ

YOUR HOA PORTAL



townSq

- Best place for timely access to HOA information
  - Posts by Dream as well as C-ERA (management company)
- App available for download so you don’t miss a thing
- The place to pay your annual fees

02.3 AMENITIES & UPDATES

PHASE 1
GREEN COURTS:
PICNIC & HEARTH GREEN

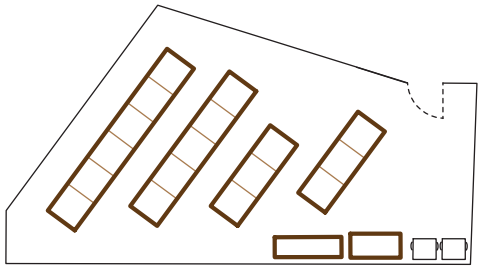
- Community gardens in both Green Courts
  - Ongoing registration via alpineparkgardens@dream.ca
- Hearth Fireplace is fully functional and open for use
- HOA owned & maintained facilities



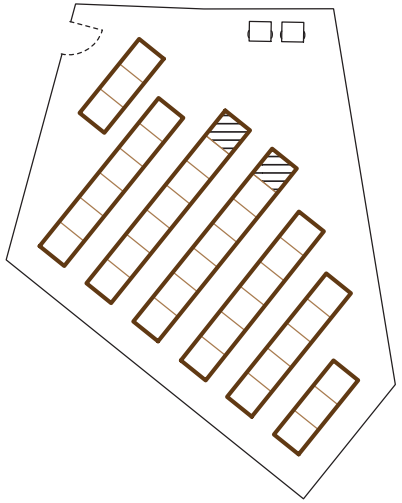
Hearth Green Fireplace



Picnic Green Decking



Hearth Green Garden



Picnic Green Garden

02.3 AMENITIES & UPDATES

PHASE 1 MR:
PICNIC GROVE

- City owned park; turned over to the City
- Bylaw – 311



Picnic Grove Playground



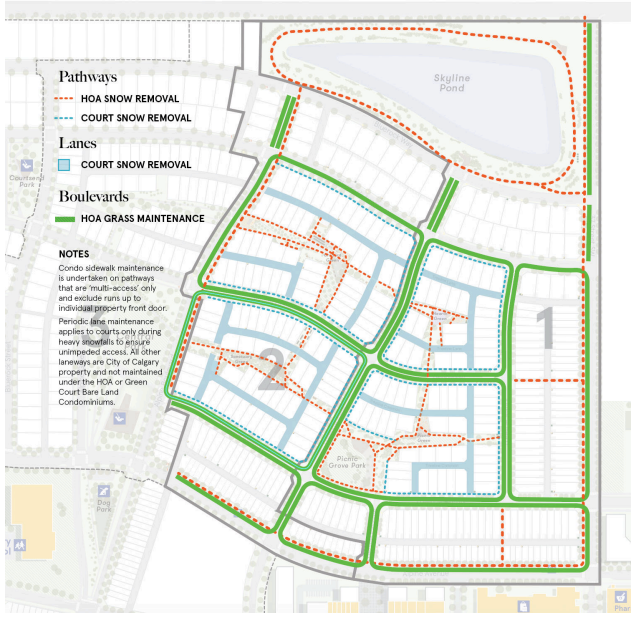
Harvest Tables & BBQs



Picnic Tables

02.3 AMENITIES & UPDATES

PHASE 1



- Active sales phase
- Walkway fences are scheduled to be completed prior to end of construction season
    - Timing is contingent on homes being completed in advance given limited space and product type
- Pathway around storm park & regional path walkways/sidewalks – HOA responsible for snow clearing
- Welcome Centre is open (regular showhome hours) – feel free to stop by and pick up your welcome package if you haven't received
- Showhomes to remain until at least spring '24

02.3 AMENITIES & UPDATES

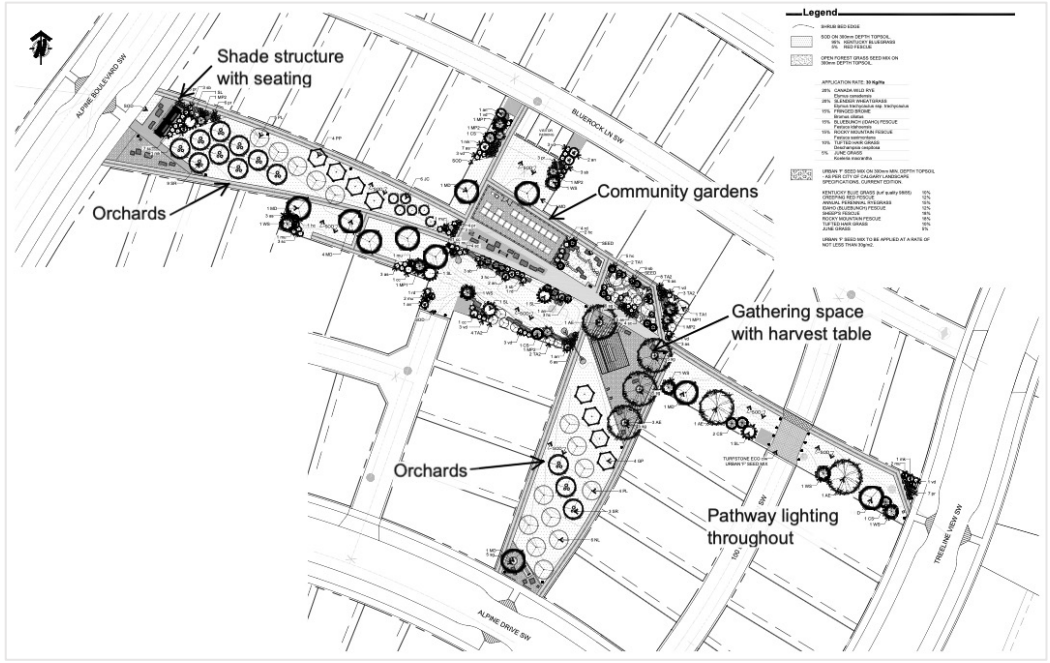
PHASE 2



- Final lanes are being installed on Alpine Common – complete end of summer
- Active sales phase
- Caution in area; please stay on sidewalks
- Two more Green Court Parks – Orchard & Sanctuary Green
  - Under construction this summer; open in fall ‘23
  - Notification of when parks are open for use will be provided through Townsq
  - Property of HOA post construction – anticipated/planned for fall ’24

02.3 AMENITIES & UPDATES

PHASE 2



Orchard Green Concept



Sanctuary Green Concept

02.3 AMENITIES & UPDATES

PHASE 3



Central Park

- Under construction – please stay out of the area until sales are active and even then please use caution
- Ph 3 park – Central Park
  - Construction this summer
  - City owned park; under Dream management until turnover
  - Notification of when park is open for use will be provided through Townsq

02.3 AMENITIES & UPDATES

COMING SOON:
ENTRY FEATURE

- Construction planned for summer ’23; completion anticipated/planned for fall ‘23
- HOA maintained facility post turnover to the City – anticipated/planned for fall ‘23



Streetviews



Park Space Viewpoint

02.3 AMENITIES & UPDATES

COMING SOON: VILLAGE CENTRE

- Stripping and grading underway – earthmovers
- Please stay away
- We are unable to announce specifics at this time and look forward to sharing updates as things continue to move forward

ROAD CLOSURES

These will continue to be posted to Townsq as work shifts to support development on lands south of Alpine Ave

02.4 SUPPORT

HOMEOWNER CONCERNS

City of Calgary 311 is here to help with noise complaints, dogs at large, and questions regarding waste and recycling services.

- With respect to dogs specifically, we have been working diligently with Nation and City Police and their bylaw groups and continue to work with other partners to address the issues.
- Signage has been installed in all open space areas
  - On-leash around pond and pathways
  - Not permitted within playground
- We ask residents to contact 311 if there is a dog at large. If the dog is aggressive, please call 911.

02.4 SUPPORT

HOMEOWNER CONCERNS



On-leash regions



Prohibited Areas

02.5 SAFETY

STORMWATER



Skyline Pond

Storm ponds protect our rivers by helping remove sediment, fertilizer, pesticides and other pollutants, as well as protecting our communities from flooding.

Help keep our water clean and residents safe:



02.5 SAFETY

ACTIVE CONSTRUCTION

Alpine Park continues to be an active construction site. For the safety of all residents, visitors, and site workers, please follow all construction signage.

SURROUNDING NEIGHBOURS

With new development to the west and the Tsuut’ina Nation to the north, we kindly ask that you remain aware of your surroundings and use Alpine Park roadways and other City of Calgary pathways to access nearby amenities.

03

MARKETING

03.1 EVENTS & ACTIVATIONS

The first half of the year...

We kicked off this year's events program with an Easter craft in the Welcome Centre, just hosted Pedal & Scoop in the Park, and the second annual Floral Festival is currently running.



Easter Crafts & Goodies



Tune Up & Cool Down in the Park



Floral Festival

03.1 EVENTS & ACTIVATIONS

Looking toward the second half of the year...

Continue to watch our social channels (@alpineparkcalgary) and alpinepark.ca for upcoming events and details. Some will be catered directly to residents and others will be public events.



Block Party



Curated Activations



Santa's Merry & Bright

04

DREAMRESIDENTS.COM

04.1 COMMUNITY PORTAL

DREAM TREE PROGRAM

All homes in Alpine Park are eligible to receive two trees for the front of the lot, or three trees if on a corner lot.

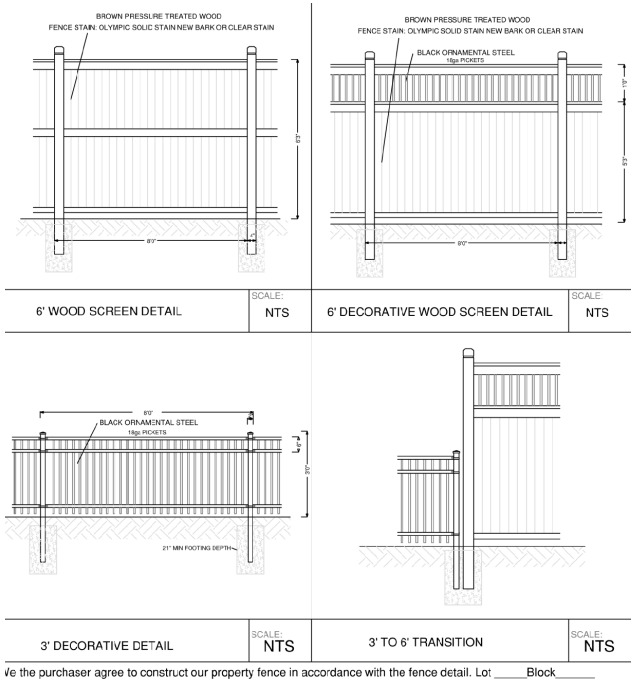
- These trees are provided for the front yards of homes only, or the side yards if on a corner.
- If front yards cannot accommodate the number of trees provided, a shrub package will be offered instead.

Residents should have received a letter from their homebuilder in their welcome package. This will direct you to dreamresidents.com to make tree selections.

If you have not received this letter, please contact treeprogram@dream.ca.

04.1 COMMUNITY PORTAL

FENCING



Fencing Details

To ensure uniformity of design and visual appeal, Dream will be providing the fence along the rear yards of lots which back onto other lots, as well as lots which are flanking or backing onto greenspace.

All other fences must comply with any applicable Restrictive Covenants in place and must be built to match the style, colour and design of the fences constructed by Dream.

Homeowners who live on corner lots are required to build the Decorative Wood Screen fence that was outlined on the fence plan homeowners signed during the sales process.

04.1 COMMUNITY PORTAL

RECREATIONAL VEHICLES

As outlined in the Restrictive Covenants registered on the title of each lot, owners shall not park or permit any person to park, anywhere on a lot for a period of time longer than 20 days: a motor home, recreational vehicle, a boat, truck-mounted camper, un-mounted camper, trailer or any vehicle which is not in good running order. This is just a friendly reminder as the summer season is quickly approaching.

FREE STANDING STRUCTURES

If homeowners are wanting to construct a free-standing structure on their lot, such as a gazebo, play structure, shed, etc. A reminder that approval from Dream needs to be obtained ahead of time. Homeowners can submit their requests through our Resident's portal at dreamresidents.com.

05

CONTACTS

05.1 WHO TO CONTACT

YOUR BUILDER	Builder specific concerns including lot grade/final grade, front yard landscaping.
TOWNSQ	Great resource for recent info sharing and what's happening in the community.
C-ERA	Fee payments and inquires.
DREAM	Community construction concerns – alpinepark@dream.ca

06

Q&A

Thank you for joining us today.
We will now open up the meeting to questions.

