

CALGARY

ALPINE PARK

CANADA



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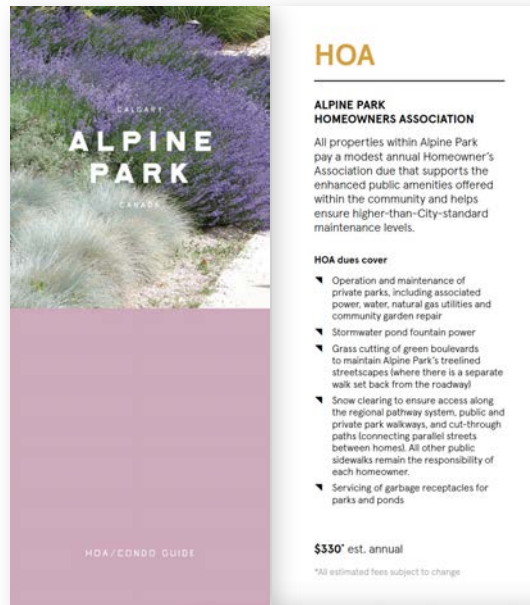
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02

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

FUTURE COST PROJECTIONS

Last year, we highlighted how Dream designed the HOA fee schedule such that it accounts for yearly enhanced maintenance without unexpected jumps, but that residents should still expect HOA fees to generally grow in an inflationary manner – keeping up with annually rising cost of labour and overall maintenance load.

- While we expected to raise dues for 2024, we were able to **keep them steady**. However, please expect the gradual rise to begin come next year. We want to ensure the community is properly supported and looks its best for the years to come.
- Canada's long-term annual inflation has averaged 3.15%, and we anticipate increases to range from 2-4% per year.

02.1 HOA & CONDO

BENEFITS OF CONDO CORPS

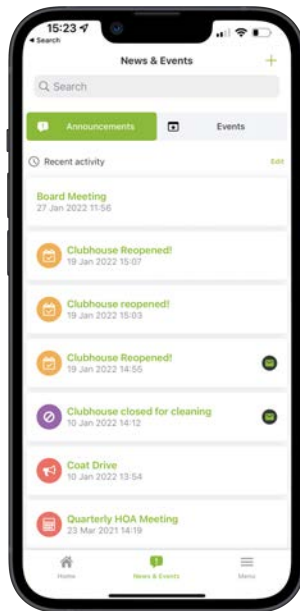


- Collection of HOA membership/annual fee
- Snow removal from public sidewalks along adjacent public roads (excluding section leading up to front doors)
- Periodic snow removal from lanes (i.e. during larger snow falls)

Please note that this only applies to the green court bareland condominiums, and project condominiums like the new Homes by Avi Woodlands townhome project are managed separately.

02.2 TOWNSQ

YOUR HOA PORTAL



- 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

HOA TURNOVER

HEARTH GREEN & PICNIC GREEN

As of **September 2023**, Dream has transferred direct ownership of HOA-managed park spaces in Phase 1 to the association. We will be aiming to do similar with Phase 2 spaces in Fall of 2024.

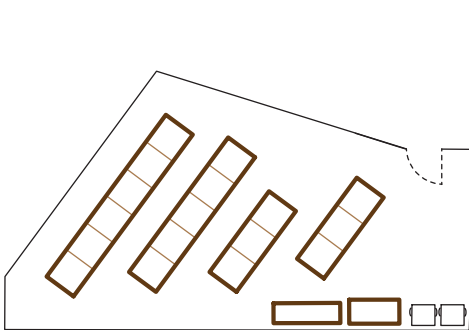
These are important and exciting steps, as they put parks back into the hands of residents. The City of Calgary also does not tax HOA-owned spaces.



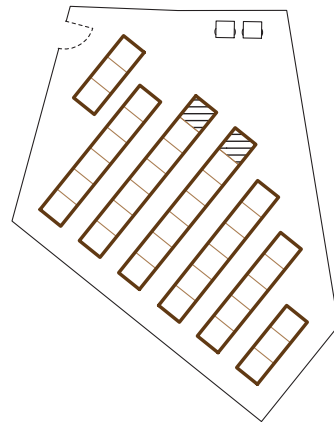
02.3 AMENITIES & UPDATES

COMMUNITY GARDENS

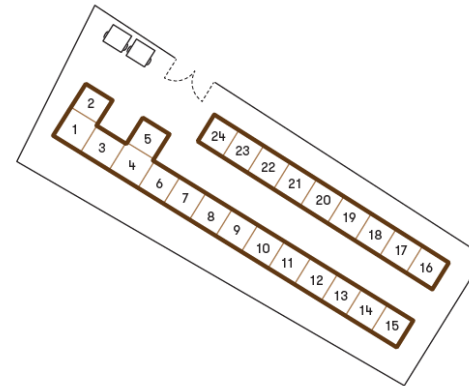
- Community gardens are now installed within each of the four Green Courts; in Hearth, Picnic, Orchard, and Sanctuary.
- Ongoing registration via alpineparkgardens@dream.ca
- *Please note that with City of Calgary Stage 4 restrictions in place garden water will be turned off and Hearth Green fireplace will be disabled until restrictions are lifted.*



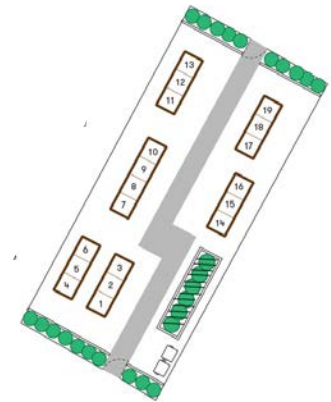
Hearth Green Garden



Picnic Green Garden



Orchard Green Garden



Sanctuary Green Garden

02.3 AMENITIES & UPDATES

PICNIC GROVE PARK

Friendly reminder that unlike Alpine Park's various Greens, Picnic Grove Park is Municipal Reserve zoning and owned by the City.

- Turned over to City in 2022.
- Please report any issues to Bylaw – 311



Picnic Grove Playground



Harvest Tables & BBQs



Picnic Tables

02.3 AMENITIES & UPDATES

PHASE 1



Phase 1 is now nearing build-out, and sales activity continues to move westward through Phase 2 and onto new phases.

- Beginning with the launch of the new Central Park Parade in Phase 3 on June 22, Phase 1 will no longer serve as the active sales region, reducing traffic and calming the environment.
- 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

DEVELOPMENT – PHASE 2

ALPINE PARK TOWNHALL 2024



DEVELOPMENT – PHASE 2

ALPINE PARK TOWNHALL 2024



DEVELOPMENT – PHASE 2

ALPINE PARK TOWNHALL 2024



02.3 AMENITIES & UPDATES

PHASE 2



Both Orchard Green as well as Sanctuary Green within Phase 2 are now complete and look incredible! Dream provides a 1-year service program and then will turn over these public spaces to the HOA for ongoing management.

- Active sales phase with significant home construction.
- Caution in area; please stay on sidewalks.

DEVELOPMENT – PHASE 3

ALPINE PARK TOWNHALL 2024



DEVELOPMENT – PHASE 3

ALPINE PARK TOWNHALL 2024



02.3 AMENITIES & UPDATES

PHASE 3

Central Park is now fully completed, with small sloped grass areas receiving some additional fencing to ensure full establishment.

- Phase 3 is under active construction – please use caution!
- Caution in area; please stay on sidewalks.



DEVELOPMENT

ALPINE PARK TOWNHALL 2024



DEVELOPMENT

ALPINE PARK TOWNHALL 2024



02.3 AMENITIES & UPDATES

ENTRY FEATURE

Providing a wonderful first impression upon entry to the community, Alpine Park's prominent Lookout Point entry feature serves dual purpose – providing a sense of arrival as well as long-term benefit to residents as a unique park space on the way to Storm Park.

- HOA responsibility will be landscape maintenance and power.
- Lookout will be fully accessible once 154 Avenue SW and the Regional Pathway are connected to the location later this fall.



Park Space Viewpoint

02.3 AMENITIES & UPDATES

COMING SOON: ALPINE VILLAGE

We are unable to announce specifics at this time and look forward to sharing updates as things continue to move forward.

We continue to work through ongoing refinements, better integration into the existing and future community spaces and securing all final municipal approvals.

As information is available to release, we will be sharing via alpinepark.ca and [@alpineparkcalgary](https://twitter.com/alpineparkcalgary) – keep an eye out!

- Stripping and grading program was one of the largest in the city.
- Please stay away and be safe!

ROAD CLOSURES

154 Avenue SW roundabout will be under development this summer with anticipated completion Fall 2024, setting up the community for the long term.

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.

DEVELOPMENT – PHASE 5

ALPINE PARK TOWNHALL 2024



02.5 UNDER CONSTRUCTION

PHASE 5

Underground work for Phase 5 is now complete, with shallows and surface to follow.

- Any areas without sidewalks installed should not be walked.

Courtsend Park, the northwest MR, is planned for the 2026 construction season.

Alpine Bark, the community's dog park across the road from Central Park, is anticipated for the 2025 construction season.

02.6 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:



02.6 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.

We are also excited to announce our long-term multi-family partners, joining us this year to enhance Alpine Park's product offerings with condominium townhomes and for sale apartments.



CONDOMINIUM
TOWNHOMES



CONDOMINIUM
APARTMENTS

03

MARKETING

03.1 EVENTS & ACTIVATIONS

Appealing to newcomers and neighbours alike.

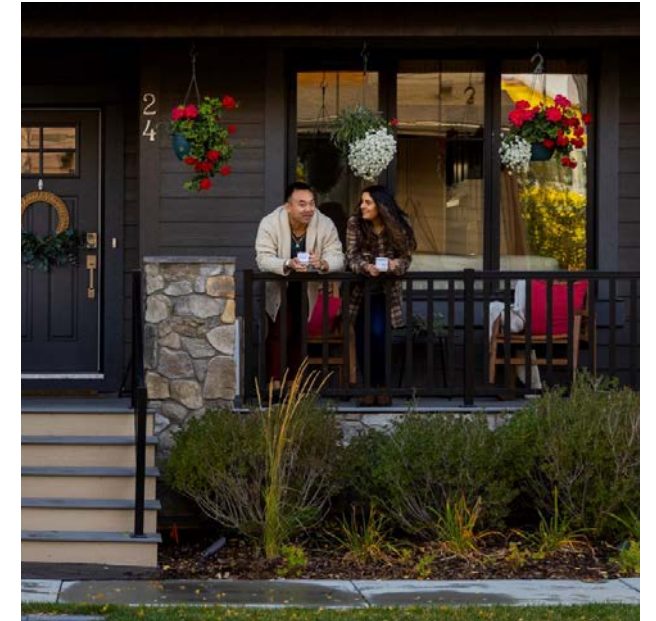
With each element playing an important role, our goal is to ensure Alpine Park is beautiful, lively, and equally as compelling for prospective buyers as well as residents that spread the word.



I. Seasonal Milestone Events



II. Granular Activations



II. Contesting & Content

03.2 GRAND OPENING



MUSIC. TREATS. SUMMER.

We're celebrating our new showhomes on Central Park by making the most of summer!

Featuring live music by **Lucky Sonne**, featured at last year's Folk Fest, with opening country artist **Owen Anderson**, kid's activities, and old-fashioned hot dogs from **Marky Mark** and craft soda floats and popcorn from **Suds and Sodas**, it should be a perfect Summer Saturday!

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.

It is important to complete your tree selections in a timely manner as the Tree Program elapses two years after initial possession.

04.1 COMMUNITY PORTAL

RECREATIONAL VEHICLES

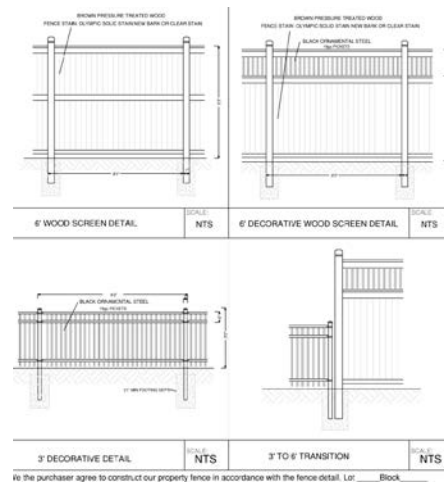
As outlined in the Restrictive Covenants registered on the title of each lot, owners shall not park or permit any person to park, anywhere on a lot for a period of time longer than 20 days: a motor home, recreational vehicle, a boat, truck-mounted camper, un-mounted camper, trailer or any vehicle which 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.

04.1 COMMUNITY PORTAL

FENCING



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.

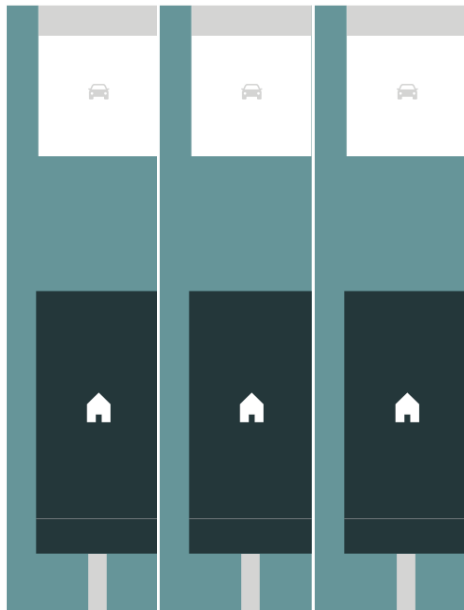
Homeowners who live on corner lots are required to build the Decorative Wood Screen fence that was outlined on the fence plan homeowners signed during the sales process. Those that front onto parks must ensure rear access gates are unimpeded for fire protection.

COMPLIANCE

Compliance with Restrictive Covenants is important. If you're looking to get adjustments approved, please reach out to our team via dreamresidents.com

04.2 ZEROS

ZERO LOT LINE RIGHT-OF-WAY CONSIDERATIONS



With zero-lot-line properties, what can and cannot go into the 5' maintenance space is specifically defined.

Please ensure you are checking with our AC approval teams whenever you look to modify your property, but *especially when you're doing work in the maintenance space specifically.*

Only one side yard is 'yours', and the next is for your neighbour – **it is important you don't affect your own access, but particularly critical you do not impede your neighbour's access.**

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

HOA and bare land condominium 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.

@ALPINEPARKCALGARY

ALPINEPARK.CA