

2024 Annual General Meeting Q&A

Will there be a 3-way stop, or crosswalk signs added at the intersection of Ambleton Street and Ambleside Avenue?

The AOA is unable to implement additional street signage within this phase of the community. Residents must contact the City of Calgary with this concern. They can be reached by phone at **311** or by going to their [website and submitting a request](#).

Will there be traffic lights installed at the intersection of 144th Avenue and Ambleton Street?

Yes, this intersection was designed to host traffic lights, and they will be installed in the future. The Association does not have a timeline on the installation, as this will be completed by the City of Calgary and is based on the needs of the City.

Who should residents contact for road upgrades outside of or surrounding the community?

Inquiries and requests regarding road upgrades of this nature must be directed to the City of Calgary. For information on who is responsible for roads within the community, residents can refer to the [Ambleton Maintenance Map](#) on the AOA's website.

How are management fees calculated for the AOA's budget and why did they increase in 2024?

The Association currently calculates management fees based on a formula of \$120 per year per household. These fees contribute to staffing, maintenance, and administration of the Association. The management fee budget was increased in 2024 due to the greater number of households within the community.

The Association's budget is reviewed on an annual basis, at which point the Board determines if it is appropriate to lower the budget for any given fee. Due to the addition of the Ambleridge lands to the Association in 2025, the Board determined that it is not the appropriate year to lower the management fee. This development will require a greater deal of administrative effort at the forefront, and the budget will be reassessed as it matures.

Why didn't the AOA utilize the landscaping budget in 2024 and how will it be spent moving forward?

As areas of the community are developed, they get turned over to the City or Association for maintenance upon their completion. There was a limited amount of landscaping requirements that fell under the Association's responsibility in 2024. Moving forward, the landscaping budget will be put to greater use as the Association has taken on a larger number of maintenance requirements, such as pathway snow removal for some pathways in the community, features in the phase 2 storm pond, and the phase 2 park and arbour. For more details about maintenance of the community, please view our [maintenance map on our website](#).



Will the AOA and its Board of Directors be turned over to residents before Ambleridge is completed?

With the addition of the Ambleridge lands to the Association, association turnover will not occur in the near future. The Association does not anticipate beginning the process of resident turnover until Ambleridge nears completion. Once this process begins, residents will be invited to apply for a position on the Board by submitting their resume and cover letter to the Association for consideration.

What is the difference between an Owners Association and a Community Association?

An Owners Association is created and initially funded by the Developer of the community and can be enjoyed by residents immediately, whereas a Community Association is formed by voluntary residents of the community once it has become more established. An Owners Association's primary focus is to manage and maintain common areas of the community and shared amenities. A Community Association is typically centred around social events, advocacy for resident interests, and voluntary neighbourhood groups.

Membership in an Owners Association, and the respective annual fee, is mandatory due to the registered Encumbrance on every property's land title. Members of a Community Association are volunteer-based, and a Community Association's financial sustainability primarily comes from grants, sponsorships, or fundraising. For more information on the differences between an Owners Association and a Community Association, please check out the [OAs vs CAs document](#) on the AOA's website, or this [article from the City of Calgary](#).

