

2023 Annual General Meeting Q & A

August 22, 2024

Who do we contact with concerns or questions?

When in doubt, send emails to customercare@qualicoommunities.com. Please always be sure to include photos and locations in your emails for us to best assist you. Any AOA business emailed to this account will be directed to admin@ambletonoa.com.

You can also email admin@ambletonoa.com for specific questions about the AOA. We also have a document on the [AOA website](#) called [Important Documents](#). On this page, you can find a list of who to contact for what. You can find that link [here](#).

AOA Maintenance Responsibilities

Currently, the AOA is responsible for the entry feature and the pergolas in the Phase 2 park and around the storm pond. As items are turned over to the AOA and the City from the Developer following Final Acceptance Certificate (FAC), the AOA can enter into agreements with the City to take on the additional maintenance responsibilities in the community.

What is Turnover & Final Acceptance Certificate (FAC)?

FAC is provided to a developer from the City of Calgary, when phases within a development are completed and meet the requirements from the City. When these items and/or Phases receive **FAC**, those areas are **turned over** to the City, meaning that the city now takes on the responsibility of those items. This also allows the AOA to enter into Enhanced Landscape Maintenance (ELM) and Snow and Ice Control (SNIC) agreements with the City, which then makes the AOA responsible for these areas within the community.

What is an Enhanced Landscape Maintenance (ELM) or Snow and Ice Control (SNIC) Agreement?

[ELM](#) and [SNIC](#) are agreements that the AOA can enter into with the City of Calgary, that allows the AOA to take on specific maintenance areas of the community.

Is the AOA in a good financial position to take on community maintenance?

Yes, it is built into our budgets. Additionally, it is possible to receive a small rebate from the City of Calgary if we enter into a SNIC Agreement with them.

Who can we speak to about getting lights installed along 144th?

Lights and roadway signage are a City of Calgary responsibility. Please contact the City of Calgary using 3-1-1 or going to their [website](#).

Is there an update on the Phase 7 school site?

Agreement negotiations are currently underway for this site. The timeline of the build is at a provincial level, so it is unknown to the developer when the school would be built. If you'd like more information about school sites, you can see them on the [Government of Alberta Capital Plan](#).

Are there any additional community amenities and parks anticipated?

There will be an environmental reserve and park in Phase 7 as well as a basketball court going into the upcoming Phase 5 park.

Will our AOA annual fees increase?

We strive to maintain the current AOA fees; however, there may be slight increases year over year as the AOA takes on additional responsibilities and related expenses.



Who can we speak to about getting speed bumps installed?

Speed bumps are a City of Calgary responsibility. Your best point of contact regarding a request for installation of speed bumps is 3-1-1. Alternatively, you could contact your local city councilor to request items like this within the community. If speeding is an issue, contact the Calgary Police Service with complaints. The more people complain about speeding in the community, the greater chance of additional police presence.

Will there be a skating rink in the Phase 2 park space?

There will not be a skating rink in the Phase 2 park. The park is too sloped for a rink. We are exploring other options for a rink in the future.

Can we do something else with the rink budget if we are unable to have a rink?

This is under review. If there is no rink, would the community want additional funds added to the events budget in place of the budget for the rink? Please email us with your thoughts at admin@ambletonoa.com.

What can be done about security in the community?

To increase security in Ambleton, it's essential to report any suspicious or unlawful activity immediately by calling 9-1-1.

Additionally, our community has a WhatsApp group chat, created by residents, where members can stay connected and look out for each other. Reporting even minor concerns can make a difference—there's strength in numbers. The more reports we have, the more likely we are to see an increased police presence in our area. Please email ambletoncommunity@gmail.com to request to be added to the group.

Who is responsible for the roadway snow removal?

The developer is responsible for snow removal until Phases are turned over to the City of Calgary. Once a Phase has been turned over, it becomes the responsibility of the City. The AOA will communicate Phase turnovers to the community when they occur and advise them of maintenance responsibilities for that Phase.

Is Ambleton changing its name to Moraine?

No. Ambleton is a neighbourhood located in the greater community of Moraine. The neighbourhood and all street names have been approved by the City and there are no proposed changes to addressing.

What can be done about un-kept yards in the community?

The AOA and the developer cannot enforce yard maintenance. We recommend chatting with your neighbours where possible, but if that is not possible, concerns relating to unkept yards can be directed to 3-1-1. Please see the City of Calgary bylaw [here](#).

We received damage to our siding from the most recent hailstorm, are we allowed to change our siding? Do we need it to be approved?

Yes, you are allowed to change the siding of your home and upgrade from vinyl siding without submitting for approval. We request that you keep to the same general colour scheme and look of the community.