

Seton HOA AGM Questions 2023

HOA Questions

1. HOA Construction Update

- a. Construction delays resulting from
 - i. HOA Facility deemed a High Important Structure
 - ii. Inflationary pressures and overbudget tender bids
- b. Construction Start and Timing
 - i. Underground servicing to commence in 2023
 - ii. Building and site construction to commence in spring 2024
 - iii. Construction completion is anticipated in early 2025. Construction start

2. HOA Operational Questions

- a. Will it be Resident use only?
 - Drop-in use of the facility/park will be for residents within the Seton HOA boundary (those paying HOA fees) and their guests.
 - All residents will get a membership card to access the facilities.
 - Nonresidents will be able to register for programs and rent rooms within the facility – at a higher rate than residents.
- b. What's an HOA?
 - Homeowners Associations are the heart of the community, where memories are created every day. In addition to promoting healthy living and enhanced quality of life, your HOA creates opportunities to meet your neighbours and develop connections. Lifestyle and recreational programming, events, and activities to inspire social engagement and lead to increased community spirit.
- c. What are the HOA benefits for Seton residents?
 - Professionally managed facilities and amenities for enjoyment by all ages and interests
 - Access to programming and events with exclusive pricing
 - Employment and volunteer opportunities right in your community create an increased sense of belonging
 - Contributes to pride of ownership by supporting and maintaining spaces within the community
 - Central contact point for community related questions
 - Community intranets to connect with your neighbours
 - Facility rental opportunities for your private events
 - Year round enhanced landscaping and maintenance in key areas throughout the community
 - Enhanced gathering spaces
 - Activities and amenities for all ages and interests
 - Access to Brookfield Resident pricing for program registrations and facility rentals at other Brookfield HOAs (currently available at Auburn Bay, Cranston, and New Brighton Residents Associations)

3. Community Events

- a. 2023:
 - i. Bi-weekly Food Trucks, Pop ups, Movie in the Park
 - ii. Winter Celebration the first weekend in Dec – details to follow shortly
- b. Type of events when facility opens:
 - i. Family events, adult events, holiday celebration events and more
 - ii. Closer to opening we will engage the community on types of events you would like to see near term
- 4. HOA Fees
 - a. Wondering what HOA fees are currently being used for
 - HOA fees are not currently being charged
 - Of note, HOA fees are different than condo fees for those living on condos
 - b. Timing of fees
 - Fees will be applicable when the HOA amenities are available for resident use
 - c. Communication of Fees
 - There will be information in the e-newsletter & website well before we start charging the HOA fees.
 - All residents will receive a fee notice when the fees are applicable
 - d. Fee rate what will it be
 - Fee rate will be reviewed and established annually by the Board of Directors – during annual budget preparations.
 - Annual budget is set in February for the April-March fiscal year.
 - The encumbrance amount registered on all titles within the Seton boundary is \$375. Fees are tied to the City of Calgary Consumer Price Index (as issued by Statistics Canada) and can be increased above the Encumbrance amount only by the annual Consumer Price Index (CPI) amount. Further information on how CPI ties to the fees can be found on the seton-connect.com website.
 - There will be an option for monthly payments.
 - Annual budget will be sent to community members each year with the fee package, breaking down revenue and expenses. Audited financial statements are also sent out annually with the AGM packages.
 - e. Who pays the fees –
 - All homes/units within the Seton HOA boundary will pay the annual HOA fee [Seton HOA boundary map](#)

Questions below answered by Greg:

Community Development

- What are the future plans for the development of the seton community?

2023 Development Achievements

- Servicing of Seton Phase 118 was recently completed, adding an additional 276 lots of varying product types to the Seton community. Landscaping of the future middle school site North of 202 Avenue between Setonstone Row and 45th Street was also completed in October 2023 and adds additional greenspace to be enjoyed by residents in the years to come.

2024 Development Plans

- Brookfield is currently seeking approvals for the next stage of development in 2024. Plans include servicing of Phases 120 and 121 encompassing a total of 190 lots. The 45th street connection between Seton Passage and Union Ave will be constructed as part of the development of Phases 120 and 121.
- The wetland east of Main Street will be landscaped during summer 2024 following spring construction of the perimeter pathway and fence installation.

Future Development Strategy

- The future long range development sequence of the Seton community continues with servicing of the interior residential cell spanning North/ South between Seton Passage and Union Avenue and spanning East/West between Main Street and 45th Street (Refer to blue shaded area on the community map).
- Further development efforts will be triggered with the construction of a Pond in the SE corner of the community allowing developable phases to advance East and then North through the remaining developable acres (Refer to future phasing boundaries shaded green on the community map).

Seton Ridge – Coming Soon!

- The Brookfield team is continuing to work through the Outline Plan approval process with the City of Calgary. Pending council approval in Q1 2024, we are preparing for mass haul grading operations to commence in Spring 2024 and first phase servicing by Fall 2024.

Why the river side of the pond wasn't landscaped and the patch from Seton Path to the pathway along 212 Ave hasn't been paved?

- The south side of the pond is intentional left in a partially developed stage to align with future development plans in Seton Ridge. The south bank will be cut down to be consistent with design grades for future Seton Ridge lots backing onto the Pond. This tie in will also include some additional landscaping features. Likewise, the gap between the Seton Path and pathway along 212 Avenue contemplates future development plans and access into Seton Ridge. As an extension of Seton Way, a main arterial road will be constructed to provide access into Seton ridge and the remnant parcel east of the pond will be developed to tie into the greater regional pathway network.

What is being built in the space south of the Marriott? When are the traffic lights being activated at Superstore?

- Long & McQuade, a musical instrument retailer, is currently under construction on the site south of the Marriot and anticipated to open in summer 2024.

When will the pathways be completed around the "pond" by main street

- The pathway around the wetland pond northeast of Main Street and 206 Avenue will be constructed in the spring of 2024 prior to landscaping.

Will a traffic light be installed by the intersection at Seton Crossing?

- As determined by the City of Calgary Transportation Division, there will not be traffic lights installed by the intersection at Seton Crossing.

When will the school open in Seton.

- The current pace of future planned development within Seton will provide area for an Elementary School site within the next 3-8 years. Land has already been dedicated for a future Middle School and High School site.
- The need for community school sites are identified by either the Calgary Board of Education or Calgary Catholic School District (school boards). Based on demand & internal recommendation, those boards would then apply for funding through the Province to proceed with a new school build.
- Students living within Seton are currently accommodated by the following schools:

- CBE - <https://cbe.ab.ca/schools/find-a-school/Pages/default.aspx#>

<i>Auburn Bay School (K-4)</i>	<i>Andrew Sibbald School (K-6)</i>
<i>Nickle School (5-9)</i>	
<i>Joane Cardinal Schubert High (10-12)</i>	<i>Dr E.P Scarlett High (10-12)</i>

- CCSD – <https://www.cssd.ab.ca/schools>

<i>St. John Henry Newman (K-9)</i>	<i>All Saints High (10-12)</i>
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- It seems like there are a lot of the same type of businesses coming into Seton. Is there a process to how businesses get decided?
 - Yes, there is a process to how businesses get decided. Brookfield works with a variety of brokers and, with some exceptions, is open to engaging in discussions with most local, national, and international businesses.
 - Brookfield targets long term relationships with strong operators and retailers. Ultimately, it is imperative that these vendors consider Seton a good fit for their wholistic business model with the appropriate demographics, demand, and economics.

- On a hierarchy of importance, Brookfield will often look to establish a base of necessity services, and branch out into a diverse array of retailers, shops, and services of value to the master planned community.
- When will the pathways be completed around the "pond" by main street and any updates on the restaurants slated to go in front of the Cineplex.
 - No updates on restaurants yet locked for the site in front of the Cineplex. Brookfield is currently focused on developing the next phase of the North Retail District. Some additional restaurant retailers soon coming to Seton include Globefish, Korean BBQ and Noodlebox. Further efforts are underway to finalize development plans on Market Street – a pedestrian oriented experience to explore a variety of shops, boutiques, cafés and other services. To stay informed on additional future retailers, shops, and services coming to the community, refer to the following sites listed below:
 - <https://thesetonexperience.com/directory/>
 - [https://thesetonexperience.com/north-retail-district/#:~:text=The%20North%20Retail%20District%20\(NRD,continuation%20of%20Seton%20Gateway%20Retail.](https://thesetonexperience.com/north-retail-district/#:~:text=The%20North%20Retail%20District%20(NRD,continuation%20of%20Seton%20Gateway%20Retail.)
- Is there a timeline for when Main Street be built so we don't have be on the busy Seton Way? I get that they won't be making "Waters Street" but can they at least pave the walkway, so we are not walking in mud and yuck. This is the east side of the inter
 - The north connection of Main Street will be constructed alongside future phases anticipated within a 5-year timeframe.

Resident Homes/Roads

- Need to know if trees will be planed in front of our house?
 - Trees in Seton are planted within the City Owned Road Right of Way. Timing is contingent on plan approvals, phase &/or lot readiness. All tree locations are pre-determine by our landscape architect in collaboration with the City of Calgary as per standard City specifications. Not all lots receive a tree. Anyone with specific question on the program can email adam.grier@brookfieldresidentialproperties.com
- We need more frequent street sweeping in front of our homes because of the construction dust from the Rohit project. Something needs to be done about the legal basement suites parking. We have one on either side of us that have six vehicles attached.
 - A street sweeping route has been contracted to occur at a minimum on a weekly basis outside of winter conditions. Impact from weather and construction activities are monitored on an ongoing basis to arrange supplementary sweeping efforts as needed.
 - Brookfield has ongoing communication with our multi family building partners regarding best construction practices. Builders on each multi-family site are ultimately responsible to adhere to the municipal erosion and sediment control bylaws.

- How are we enforcing parking on our streets - vehicles are parked right to the curb on the turns which blocks visibility - why don't we have the no parking signs in places that are critical?
 - The City of Calgary is responsible for all implementation and enforcement of all Parking Bylaws and regulations. For further information and contacts, please refer to the following site:
<https://www.calgaryparking.com/tickets/safety-and-compliance.html>
 - Brookfield maintains continual communication with our builder partners to coordinate parking and promote safety within phases that are actively under construction.

Safety Concerns

- Safety of the neighborhood Traffic with the new builds are terrible and am concerned it will be extremely worse Green line train Storage and new commercial builds around superstore
 - The Calgary Police Service addresses all suspicious activity within all neighborhoods. You can report suspicious activity to:
 - 911 – Emergency or Crime in Progress
 - 403.266.1234 – Non-emergency police line for public safety matters &/or reports of Crime not in Progress
 - calgary.ca/cps – General information
 - calgary.ca/cps/report-a-crime – Report a crime online
 - Brookfield is open to ideas and efforts dedicated to creating safe communities for families to enjoy and grow. We have had recent conversation with our builder partners experiencing incidents of theft. After engaging with them to find solutions, we believe an impactful answer lies in promoting that its everyone's responsibility to report observations of suspicious activity. More reporting should ultimately increase police patrol and mitigate further break ins and theft.