



GLACIER RIDGE

RESIDENTS ASSOCIATION



FREQUENTLY ASKED QUESTIONS

WHAT IS A RESIDENTS' ASSOCIATION (RA)?

An RA is a not-for-profit organization established by a developer in order to own and maintain certain amenities on private property.

WHAT ARE THE BENEFITS TO BEING A PART OF THE GLACIER RIDGE RESIDENTS' ASSOCIATION?

By paying your annual fee, you help fund and have access to a private facility (the Glacier Ridge Village), help expand amenities in public spaces not otherwise provided by the City and help provide additional maintenance and beautification to your community.

WHAT ARE THE ANNUAL FEES?

The annual fees depend on your home style. Single family homes pay \$400 per year and multifamily homes (condominiumized) pay \$325. Fees will be reviewed annually by the RA's board of directors. The review will factor in inflation and other budget matters to ensure the RA remains financially stable. Notice will be provided prior to the implementation of any change.

AM I OBLIGATED TO PAY THE FEES?

Yes. Each home in Glacier Ridge has an encumbrance registered against the title by the Glacier Ridge Residents' Association which requires the owner to pay the fees.

WHEN ARE THE FEES DUE?

The RA will send out invoices for the annual fee on or before March 31 of each year and payment of the fee is due by April 30. The first year of your RA fees are paid at the time of closing of your home as part of your statement of adjustments. Residents will be responsible for paying RA fees starting the following year. For example, if you took possession of your home in 2028, you will be required to pay directly to the RA in April of 2029.

WHEN DO I START PAYING FEES?

RA fees will not be collected or accrued until construction of the Village is complete, date pending.

WHAT IF I MOVED TO GLACIER RIDGE MID YEAR?

The fees will be prorated, paid at the closing of your home as part of your statement of adjustments.

HOW CAN I KEEP UP TO DATE ON THE GLACIER RIDGE RESIDENTS' ASSOCIATION?

Register for Glacier Ridge's newsletter or follow the link on the Glacier Ridge website to receive up to date information.

WHAT IS THE DIFFERENCE BETWEEN A COMMUNITY ASSOCIATION (CA) AND A RESIDENTS' ASSOCIATION?

While the names are similar, Residents' Associations and Community Associations serve very distinct purposes.

- CAs are created in coordination with The City of Calgary. These volunteer-run, not-for-profit organizations play an important role in fostering communication and relationships with other community associations and The City of Calgary to better deliver programs, amenities and services to residents of all communities in the City. Membership in a CA is available to all residents within their geographically defined neighbourhood for a nominal fee, but membership is entirely voluntary. CAs are created to enhance the interaction between the communities and best utilize the services offered by The City of Calgary to all communities. Refer to The City of Calgary website for more information.
- RAs are not-for-profits created for the specific purpose of funding, owning, operating and maintaining enhanced community amenities over and above what is provided by The City of Calgary. RA membership is mandatory for any property owner within Glacier Ridge and is registered on the title of your property. Anyone who purchases property in Glacier Ridge becomes a member of the Glacier Ridge Residents' Association. The Glacier Ridge RA is created solely for the benefit of community residents.

WHO RUNS THE GLACIER RIDGE RESIDENTS' ASSOCIATION?

Anthem currently manages all functions of the RA. Ultimately, there will be an elected volunteer Board of Directors responsible for administering decisions related to the goals of the RA.

WHAT AMENITIES WILL BE AT THE VILLAGE?

The Village is currently in its design process to include the following;

- **Outside:** Pump track, skating ribbon, walking paths, basketball courts, all ages playground, spray park, tennis court, ice rink, patio spaces, firepit and toboggan hill
- **Inside:** Gymnasium, rentable rooms for programs, activities and where residents can host private events, banquet space, seating and gathering areas

CAN I HAVE A SAY IN THE PROGRAMS, ACTIVITIES AND EVENTS OFFERED AT THE VILLAGE?

Anthem will provide programming that benefits members in response to community needs. We are open to suggestions and requests; please submit them to calgary@anthemproperties.com.

GLACIER RIDGE
VILLAGE

GLACIER RIDGE



CONCEPT ONLY

The developer reserves the right to make changes and modifications to the information contained herein. Renderings and other visual representations are representational only and are not necessarily accurate, and final design, construction, and features may differ. Please contact a developer sales representative for details. E.&O.E

Glacier Ridge received the 2022 New Community of the Year Award from the BILD Calgary Region organization.

BILD Calgary Region is the respected voice of the building industry. They work closely with the government and other stakeholders to ensure that vibrant new communities can exist in our region – now and in the future. It is an honour to receive this award from such an established organization with industry expert judges.



Growing Places

