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2024 Annual General Meeting Q & A
December 4, 2024

How many phases does Vermilion Hill have?
The first stage of Vermilion Hill has six phases. There is a second stage directly South of Vermilion Hill that will become a continuation of the Community and will mirror the size of the first stage. This is still in planning with the City of Calgary.

How often does the VHOA hold an AGM?
The VHOA AGM is held once per year.

What is the VHOA responsible for?
The VHOA communicates important information and community updates with residents, as well as hosts events in the Community. Going forward, the VHOA will take on maintenance obligations for areas that are not the responsibility of the City of Calgary such as enhanced landscaping, pathway snow removal, upkeep of the gazebo, etc. Residents of Vermilion Hill can click **here** to see a list of important contacts for the Community, and their respective responsibilities.

Who is responsible for road snow removal in Vermilion Hill?
The roads in Vermilion Hill are the responsibility of the Developer until they are turned over to the City of Calgary. Please see the snow removal map **here**. Phases 1 and 2 are expected to be turned over to the City in 2025. At the present time, if residents have concerns about road conditions, they are encouraged to contact customercare@qualicocommunities.com and include photos where possible.

What is the timeline for the school site in Vermilion Hill?
The Developer has projected that initial groundwork for the Phase 4 school site will be completed in the late summer or early fall of 2025. There is no approximate timeline for the completion of the school itself, as this will be decided by the City of Calgary and the Province of Alberta.

Why is Vermilion Hill separate from Alpine Park? Will these two Communities ever join?
When the City approves Communities, they designate the Community name for a vast area of land called an Area Structure Plan (ASP). The same Developer often does not own the entirety of this land. Qualico Communities obtained a section of land within the Alpine Park ASP, however, was not obligated to brand the neighbourhood with the same name. Vermilion Hill is a neighbourhood located within the ASP of Alpine Park. **Community** is used as a term in City planning to recognize a greater area and located within the Community are individual **neighbourhoods.**

Will there ever be an entry feature in Vermilion Hill?
There are currently no plans to create an entry feature in Vermilion Hill, as the entrance into the Community is not the ideal location for this feature. There are plans to integrate smaller, branded features throughout the Community.

Can the Developer add lighting to the existing Vermilion Hill sign on the school site?
Yes, the Developer will look into implementing this.

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When will there be public transit in the Community?
The VHOA does not have a timeline for transit within the Community as this is determined by the City of Calgary. Residents are encouraged to contact **311** and request transit in the area. These requests are likelier to be accommodated with higher volumes of calls and emails.

When will school buses enter the Community?
The VHOA does not have a timeline for school buses within the Community as this is determined by the Calgary Board of Education. It is likely this will not be implemented until there has been a Phase turned over from the Developer, and a bus has enough room to safely enter the Community and complete a loop.

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 maintenance responsibility of those items. This also allows the VHOA to enter into Enhanced Landscape Maintenance (ELM) and Snow and Ice Control (SNIC) agreements with the City, which then makes the VHOA responsible for these areas within the Community.

What can be done about the construction materials, trades vehicles, and large garbage bins throughout the Community?
Vermilion Hill has sold quickly, which has caused the number of homes under construction simultaneously to be much higher than usual. If residents have specific concerns, they are encouraged to reach out to customercare@qualicocommunities.com and include photos and videos where possible.

What is the timeline for laneway garbage collection?
There is no timeline in place for laneway garbage collection yet. It is unlikely that this will be implemented until construction in the Community is substantially complete.
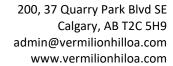
Do residents need to ask the VHOA for permission to utilize the gazebo for gatherings?
Yes, the gazebo is currently under the Developer's control, however residents can reach out to customercare@qualicocommunities.com or admin@vermilionhilloa.com with inquiries about using the gazebo and its surrounding area for events and/or gatherings.

What can be done about the off-leash dogs roaming the Community?
Residents must call **311** and report these animals to the City of Calgary. The VHOA has communicated that animals must be kept on-leash to all residents within the Community. It is very likely that these animals are roaming into the Community from areas that the VHOA does not have governance of, therefore we cannot take any further action.

There is a pedestrian gate at the North-West corner of the storm pond, that must always be kept unlocked for emergency access. Residents must not lock this gate but are encouraged to shut it if they come across it open. The vehicle gate at this location is required for ENMAX to access their infrastructure, ENMAX has added a lock on this gate recently.

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Why have the lights along some of the streets in Alpine Park stopped working?

Vermilion Hill is a dark sky Community, which means that the number of streetlights installed has been reduced and they do not omit lighting upwards. If a streetlight appears not to be on, please call **311** and they may be able to assist you directly or point you in the direction of the correct Development team.