

2025 Annual General Meeting Q&A

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 are management fees calculated for the VHOA's budget?

The Association currently calculates management fees based on a formula of \$10 per door per month. These fees contribute to staffing, maintenance, and administration of the Association. 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. As the Association is still in its infancy, the Board determined that it is not the appropriate year to lower the management fee.

What do VHOA fees pay for?

Currently, VHOA fees are utilized towards communications, events, and administration. Moving forward, the Association will also be taking on assets from the Developer for their maintenance. Recently, the Association has become responsible for the gazebo and six bollards near the storm pond. As the community matures and areas continue to be turned over from the Developer to the City, the VHOA will enter into agreements with the City to take on more maintenance responsibilities.

Will the VHOA be implementing a reserve fund?

Yes, there will be a reserve fund put in place once the Association has taken on the responsibility of more assets from the Developer; however, there is no timeline on its implementation as of yet.

Which phases of Vermilion Hill have been turned over to the City?

FAC has been received for phase one and is anticipated to be received for phase 2 shortly. Phase 3 is scheduled to receive FAC in 2026. It is too early to target FAC for phases 4 and 5.

What is turnover & when does it occur?

As phases of the community are completed by the Developer, the City of Calgary will conduct an inspection and ensure they meet certain requirements before providing the Developer with Final Acceptance Certificate (FAC). Items or phases that have received FAC 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.

When will the Board be turned over to residents and how can a resident become a Board member?

The Association does not anticipate beginning the process of resident turnover until the second stage of land South of the community nears completion. This is not anticipated to occur for a minimum of 5 years from now. 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. For more information on what it means to be a resident board member, please check out the [Developer's blog post here](#).

Why do some lots remain vacant? Can the Developer reassign lots to different Builders?

There are many factors that contribute to how quickly homes are sold and built within the community. Each Builder has a different business model, and the Developer is unable to dictate where and when homes will be completed. At times, Builders will trade lot inventory amongst themselves; however, these agreements are made between Builders at their own discretion.

What is being done to enforce rules for contractors in the community?

The Association regularly reminds Builders about the necessity for all trades to be respectful to residents, the community, and adhere to local bylaws and minimize any impact on residents. Due to how quickly the community has sold, construction levels are relatively high. As the community matures, these issues will become less frequent. Residents with specific concerns regarding site cleanliness are encouraged to contact customercare@qualicocommunities.com and include photos where possible. Noise complaints can be reported to the City of Calgary's Bylaw department at 311 or by filling out the [form on their website here](#).

Are there any updates on the commercial district?

The sole commercial area planned for Vermilion Hill is in Phase 4. There are currently no updates on the businesses that will be built in this area.

Can the VHOA enforce landscaping requirements for residents?

Neither the Association nor the Developer has control over the state of residents' landscaping. Residents with concerns about an unkept yard must contact the City of Calgary's Bylaw department at 311, or fill out the [form on their website here](#).

What can be done about speeding and street parking in the community?

Residents with concerns about speeding vehicles must contact the City of Calgary non-emergency line at 311 or report any urgent concerns to the Calgary Police Service directly. Residents that would like to take further action on speeding in the community are encouraged to call 311 and request a traffic calming report be conducted in the community. The City can conduct a study by installing speed detecting signs, subject to triaging and availability.

All parking concerns should be directed to 311. The VHOA nor the developer are able to enforce or mandate any parking rules. Residents are encouraged to park in garages/on driveways when possible.

What maintenance is performed around the storm pond?

The area around the storm pond is meant to be a naturalized area. The maintenance levels on the grasses are dependent on the type of grass they are. These grasses are all planned and approved by the City during the planning stages of a community. There will be a 1-meter "Shoulder Cut" on either side of the pathway around the storm pond. Anything between the pathway and pond will be left as a naturalized area. The area on the outskirts on the pathway is a turf which is meant to be mowed 0-3 times per season as per City of Calgary maintenance guidelines.

If residents come across noxious weeds such as those listed on the [Government of Alberta's website here](#), they are encouraged to contact the Alberta Ag-Info Centre at 310-3276 or the City of Calgary's non-emergency line at 311. Please note that foxtail is not considered a noxious weed in Alberta.

Will there be a community garden in Vermilion Hill?

There will not be a community garden in the first 6 phases of the community. If there is a strong desire from residents for a community garden, this could potentially be added into the second stage of the community directly South of the first stage. The Association anticipates having more opportunities to maintain spaces and amenities for residents in the second stage of the community.

Who will be responsible for pathway maintenance around the storm pond this winter?

The City is anticipated to take over landscaping maintenance in the community this year, which includes pathway snow removal. The Association intends to enter into a SNIC (Snow and Ice Control) agreement with the City to take on storm pond pathway maintenance, as it was budgeted for this year. This includes pathways in alleys or between homes that may connect to the main pathway. Residents are encouraged to check out the Maintenance Map on the [Important Documents for Residents page](#) of the VHOA website for more information on who is responsible for which area of the community.

When will the road on 154 Street be open for use?

The Developer is building this road in stages as it connects to the newly developed phases of the community; however, there is no control over when the adjacent Developer will complete their portion. The assumption is that the adjacent Developer will communicate with the appropriate parties when it is open.

Who should we contact to request a new streetlight in the community?

Streetlights are planned in accordance with the City and agreed upon prior to development of the community. The Developer is not able to implement new streetlights and residents who would like to request one in a turned-over area must contact the City of Calgary at 311.

Who is responsible for maintaining Developer fences?

If a Developer fence is located on a homeowner's lot, the responsibility of maintaining the fence falls to the homeowner. If the fence is located between homes, typically, neighbors will need to come to their own agreement and share the responsibility between one another.