

What is a Homeowner's Association?

A **Homeowner's Association (HOA)** is a governing body formed within a residential community or neighbourhood. Its primary purpose is to establish and enforce rules and regulations for the betterment of the community, and manage common areas and community amenities. HOAs play a crucial role in maintaining property values, fostering community spirit, and ensuring a high quality of life for everyone in the community.

What does an HOA do?



Property Maintenance

HOA is responsible for community assets such as entry features, the community canal system, courts, parks and playgrounds for the lasting enjoyment of its membership.



Community Events & Activities

The HOA creates opportunities to meet your neighbours and develop connections, get active, volunteer and much more.



Dispute Resolution

Occasionally, there can be neighbourly disputes such as property line location or landscaping. The HOA acts as a mediator in these cases.



Financial Management

There are fees to community residents in a HOA-managed community. The HOA is responsible for managing these fees once collected to properly manage community amenities, organize events and more. There is full transparency to residents regarding how their HOA fees are spent.



Rule Enforcement

The HOA ensures that all community residents abide by the same set of rules to ensure that everyone gets to enjoy the amenities and connect in a safe and welcoming community.

HOA Benefits



Improved sense of community



Peaceful living environment



Community maintenance, upkeep & improved community cleanliness



Community representation



Property value preservation



Community-planned events & opportunities to connect



Improved quality of life



Improved community safety

About Upper Greenwich

Upper Greenwich is a new neighborhood in Calgary, Alberta, being built in the Bowness area. The community will include single-family homes and multi-family homes. These numbers are based on current plans and might change.

Upper Greenwich features luxurious, one-of-a-kind homes built by Partners Development Group, New West Luxury Homes, Fifty6 and Luxuria Homes. As the community grows, the builder group is subject to change.

Community Features

Upper Greenwich will include many features, such as:



Entrance Features:

Community monument signs, entry landscaping



Paths:

Walkways, promenades and bridges



Community Spaces:

Pavilions, shelters and a bandshell



Recreation Areas:

Pickleball courts, fitness stations and playgrounds



Green Spaces:

Parks, planters and community gardens

These features will be developed based on city approvals and other factors.

Homeowners' Association

The Upper Greenwich Homeowners' Association (HOA) will take care of the community features. All homeowners will be members of the HOA and will pay fees to support it. The HOA will provide financial and administrative services for the community.

The developer will manage the HOA as the community gets built out. When development is near completion, the HOA will be turned over to a resident-elected board.

Rules and Guidelines

Encumbrances:

Homeowners will pay fees for the HOA through a charge on their property.

Architectural Guidelines:

Homes must follow certain design rules to keep the community looking pristine. These rules will be enforced by the developer and later by the HOA.

Acknowledgments by Purchasers

When you buy a home in Upper Greenwich, you agree to:

- 1 Pay HOA fees.
- 2 Allow the developer to manage the community features and HOA at first.
- 3 Follow the design rules and guidelines for your home.
- 4 Be a member of the HOA for as long as you own or rent a property in Upper Greenwich.