

2025 Annual General Meeting Q&A

When will the Developer exit Dawson's Landing?

Currently, the Developer's exit of the community is targeted for approximately 2030. This is dependent on numerous factors, such as the velocity of sales within the community and maintenance obligations with the City of Chestermere.

What will the Association be responsible for once the Developer has exited the community?

Generally speaking, the Association will continue to provide residents with community beautification, community events, and enhanced communications. The Association is currently negotiating with the City of Chestermere to acquire maintenance responsibilities throughout the community. If and when finalized, these maintenance responsibilities will be ongoing.

Was the Developer's loan forgiveness always anticipated to occur?

The Developer initially grants a loan because Owners Association services begin immediately; however, there are no residents living in the community to fund the Association. There are also legal and upfront costs to establish the Association. In this instance, the Developer's decision to forgive the loan was committed to a few years prior due to the relatively small size of the loan and the performance of the community.

Who is responsible for maintaining the median on West Lakeview Drive?

Currently, maintenance of the median on West Lakeview Drive is the City of Chestermere's responsibility. As the Association aims to enter into maintenance agreements with the City, this is the perfect example of an asset the Association would be willing to maintain.

Who is responsible for watering the planters along West Lakeview Drive? Why is the City of Chestermere watering them?

The planters are a means of community beautification implemented by the Association. The DLOA is responsible for their upkeep and maintenance. The City of Chestermere may be watering the planters inadvertently due to their location along the median; however, this is not their responsibility.

Why do the planters along West Lakeview Drive contain faux plants? Where does the Association source the plants from?



All plant materials located in the planters along West Lakeview Drive are sourced from a local business, Bretin's Flower Farm. The artificial plants are a temporary measure used during the early spring planting season. They help keep the planters looking full and attractive while live flowers are still growing. As the season progresses, and the conditions are more suitable, they will be replaced with additional live flowers.

What other means of community beautification has the Association implemented?

Aside from the planters, the DLOA has implemented holiday lighting along West Lakeview Drive and in the Phase 3 park at Dawson's Circle. Ultimately, the Association is actively seeking ways to implement new initiatives or expand our current efforts into more areas of the community. The Association welcomes residents to submit their feedback and ideas via email to admin@dawsonslandingoa.com.

Can the Association provide more details on the costs included in events expenses?

The Association hosted 3 large scale events in the community throughout the year, as well as multiple giveaways. Costs are mainly associated with the entertainers hired for large scale events, as well as food and drinks supplied for residents, but also include giveaway prizes and games. Additionally, event costs are currently supported by both Builder and Developer sponsorships, helping keep overall costs lower than they otherwise would be. The DLOA sends out a survey to residents on an annual basis and encourages residents to provide their feedback on current events, as well as ideas for future events within the community.

What does the Association plan to utilize excess revenue towards?

Currently, the Association believes the greatest value for the community can be achieved by directing excess funds toward maintenance needs and improvements. The Association is in the process of negotiating maintenance obligations with the City of Chestermere. These agreements are with internal legal teams before they will be sent off to the City for their review.

Has there previously been any Resident Board Members on the Board of Directors?

The Board of Directors is typically managed by the Developer during the early stages of community development. The community has become more established, and the Association has elected their first two Resident Board Members this year. This process will continue until development of the community is complete, and all areas have been turned over to the City or Municipality, at which point the entirety of the Owners Association, including the Board, will become resident run and operated.



**DAWSON'S
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OWNERS ASSOCIATION

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403-253-3311
admin@dawsonslandingoa.com
www.dawsonslandingoa.com

How can residents be added to the Association's communications list?

Residents are always welcome to reach out to the Association by email at admin@dawsonslandingoa.com, or by phone at 403-255-5374 if they would like their email address added to the Association's resident database.



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