

Open House Q&A's

August 1, 2023

Thank you to all current and future residents who came to our Open House on April 26, 2023. Thank you for raising your comments, questions, and concerns with us. It is great to see how engaged residents are in the community.

There were many questions gathered from the Open House, so we have compiled them and placed them in this document for your knowledge and information.

Please note: Any timelines provided are estimates and are subject to change at any time.

OAH & General Questions

Who to contact with questions?

Please see table at the end of this document for who to contact with your questions.

Bioswale Responsibility

The majority of bioswales in Harmony are maintained by the OAH maintenance contractor. This maintenance includes grass cutting and bioswale inlet repairs. You should review the plan to determine if you are the OAH are responsible for cutting the grass in the bioswale. Click here for Bioswale document:

<https://harmonyowners.com/wp-content/uploads/2022/02/13.OAH-Bioswale-Info.v.1.Mar2021.pdf>

If the area is in an active phase of construction, the responsibility of the Bioswale will fall to the developer.

Green Space Maintenance

In Natural Green Spaces there is no ongoing maintenance. There is perimeter mowing for safety concerns. Please see [updated maintenance map](#) to see areas that do/do not receive ongoing maintenance.

Trees in Boulevards and Green Spaces

Many residents do not know who to contact when they have concerns about boulevard trees and trees in green spaces. These concerns include, but are not limited to: maintenance, reporting damaged or dead trees, and questions regarding replacement of trees.

For questions regarding trees in boulevards and green spaces, please contact our admin inbox admin@harmonyowners.com. When you send your concern, please ensure you supply us with an approximate address for your concern along with an image, and we will help you with your concern within 1-2 business days.

Fall Survey Results

Many residents asked for the results of the Survey from last fall. These results were shared in February 2023. Please see the communication on our website here: [Survey Results](#)



Controlled Access

Following the Open House there was a detailed communication regarding the roll-out of controlled access. Since then, all residents with mobile credentials issued have been re-issued. Please follow the link for a copy of the communication: [Controlled Access](#)

Beach Gate Access for Carts

If your SUP or kayak cart is too big to fit through the main gate, you will be able to check in at the South Beach Building and the staff will open the Vehicle Gate for you to come in with your equipment. You will need to get South Beach staff attendants to open the Gate when you leave.

Solid Waste

Garbage Pick Up

As a result of switching our service provider, our collection days have changed. The pickup day has changed from Tuesdays to Thursdays. Frequency of garbage and compost pick-ups has also changed. Please see frequency of pick-ups below:

Recycling: weekly pick-up

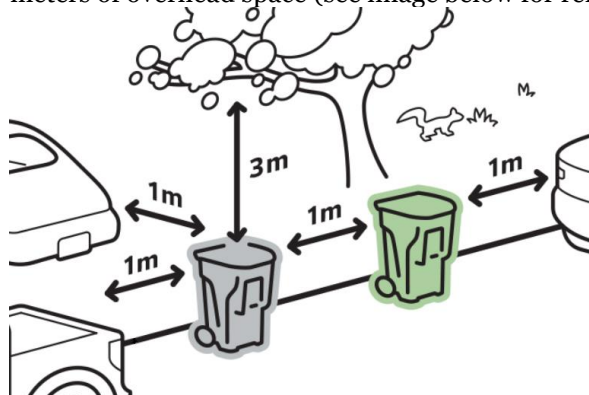
Garbage: bi-weekly pick-up

Organics/Compost: weekly pick-up from May 1 – October 31; bi-weekly pick-up from November 1 – April 30

Please see our calendar on our website for detailed pickup days here: <https://harmonyowners.com/upcoming-events/>

Reminders:

- Bins must be out for collection before 7AM.
- Bins must be at least 1 meter from any surrounding items (including other bins), as well as have at least 3 meters of overhead space (see image below for reference):



- Bins must be facing out - front street: place bin wheels against the curb, back lane: place bin wheels with enough space to walk between your cart and your back hedge, garage, or fence.

- Bins that are overfull will not be picked up - the lid must be closed.
- Garbage belongs in the black bin.
- Recyclables belong in the blue bin.
- Food and yard waste belongs in the green bin.

For questions and concerns about waste management, please contact the OAH at:
solidwaste@harmonyowners.com

Development

Lake A & B

Lake A & B are planned to be connected through a channel under the bridge between Phases 18 and 12. Lake B will be built in two stages, with the first stage being constructed over the next two years. We anticipate that the first stage of the lake will be open for recreational use by 2025. The lake is still being designed; however, we can confirm that the two lakes will be connected. Details will be shared with residents as development progresses.

Future Beach Club

The Beach Club, across the street from the Water Treatment Plant, will have a large sandy beach. Additionally, there is a beach planned with Phase 16. The timing of Phase 16 is currently unknown. The design and construction of the Beach Club will be triggered when we reach 1,000 sales in Harmony. We are at approximately 500 sales at this time. Although not a beach, there will also be lake access from the Village Centre Plaza in Phase 18. More details will be shared with residents when we finalize the design of this area.

Groupe Nordik

Harmony Development Inc. plans to deliver the site to Groupe Nordik by the end of 2023 (land subdivided). Current Groupe Nordik development timelines are not currently finalized, but more information will be shared with residents when details are known.

Village Centre

Construction will begin for the Village Center (Phase 18) this year with site services planned to be installed in the fall. We are aiming to have the Village Centre serviced by the end of the year.

Seventy five percent of the sites have been sold to commercial and residential developers. Groupe Nordik will be the anchor tenant with plans to construct a Nordik spa on their site. Other tenant information is not yet available to share currently.

The harbour area of the Village Center will be a gathering space for the community, with Lake access and a pop-up space for vendors and events.

Truman Commercial Site

We have heard from Truman that tenants will be opening as early as August 2023. The only confirmed tenant is a coffee shop (Common Ground).



Tennis Club

The Tennis club is in the financing stage, but we will share more information with residents when we know more.

Next Phase of Development

Phase 12 is our next phase slated for development. Phase 12 lies on the north side of the Lake and is slated to be completed between late 2023 to early 2024.

Secondary Access – East Harmony Trail

Construction is starting Summer 2023 and expected to be completed in 2024.

Bingham Crossing

The Costco development permit is now approved. More details will be shared with residents when we get details of the developer of this area.

Highway 1 Interchange Upgrade

Upgrades to the RR33 & HWY-1 interchange/overpass has received partial funding from the Province of Alberta. Other funding will be triggered by the Bingham Crossing development and the Costco Development Permit. Timing of construction will be communicated to residents when we know more.



Contact Table

Contact	Responsibilities
HAWSCo (403) 879-8934 (855) 9HA-WSCO customercare@hawsco.ca	<ul style="list-style-type: none"> - Water and wastewater management
Mickelson Golf Club https://www.mickelsonnational.com/ Pro Shop: (403)620-0086 info@mickelsonnational.com	<ul style="list-style-type: none"> - Golf course management - Golf lessons - Golf memberships
Springbank Airport (403)286-1494 https://www.ybw.ca/ springbankairport@yyc.com	<ul style="list-style-type: none"> - Airport operations - Noise management - Aircraft concerns
Owners Association of Harmony https://harmonyowners.com/ admin@harmonyowners.com	<ul style="list-style-type: none"> - Member management - Maintenance of turned over Phases such as: <ul style="list-style-type: none"> o Landscape maintenance o Bioswale maintenance o Boulevard trees and trees in green spaces o Our many amenities - Fee management and questions about fees - Amenity management
Owners Association of Harmony – Solid Waste (587)551-9624 https://harmonyowners.com/solid-waste/ solidwaste@harmonyowners.com	<ul style="list-style-type: none"> - Waste and recycling questions - Billing - New service applications
Qualico Communities Customer Care (403)801-1340 customercare@qualicocommunities.com	<ul style="list-style-type: none"> - Tree program - Resident questions and concerns about development - Resource for residents when they do not know who to contact - Questions regarding maintenance responsibilities in developer-controlled Phases such as: <ul style="list-style-type: none"> o Landscape maintenance o Bioswale maintenance o Road sweeping - Boulevard trees and trees in green spaces

