

## 2024 Annual General Meeting Q & A

November 26, 2024

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### **Will the OAH be allowing street legal golf carts in Harmony?**

There is no timeline on the approval of street legal golf carts yet, but the Developer believes it would be a great opportunity for Harmony long term. The Developer is actively working with Rocky View County to implement this in Harmony.

### **Will there be opportunities to contract with internet providers other than Shaw in Phases 1 & 2?**

While Shaw is available in all phases, Telus opted not to service Phases 1 and 2 but is available starting from Phase 3 onwards. There are currently no plans for any additional internet providers to enter Harmony. As new phases are developed, this information could be subject to change.

### **Why is the landscaping executed differently throughout the community?**

There are multiple tiers of landscaping throughout Harmony. Some areas of the community have a more manicured landscaping routine, and others are intentionally naturalized. The naturalized areas play a crucial role supporting drainage, water filtration, and the Green Web, an integral part of the water management plan in Harmony.

For more information about the Green Web, please read our information sheet [here](#) For more information about our landscaping priorities, please see our Summer Maintenance map [here](#).

### **Why will the Developer be closing the Discovery Centre and is there anything to note about the transition?**

The Developer has determined that moving forward, the Discovery Centre will better serve the community of Harmony as an amenity that residents can enjoy. The Discovery Centre is set to close in late Spring 2025, at which point it will be turned over to the OAH and renovated to serve as a larger part of the recreational plan for Harmony.

### **Is the Ironman in Harmony funded by the OAH? How long will the Ironman be hosted in the community?**

There is no cost associated with this event for the OAH. Ironman pays the OAH a fee to utilize the community for their event. The OAH has undertaken a 3-year contract to host the Ironman Competition annually, of which Summer 2024 was the first year.

### **What is the timeline for the second lake in the community? Will it be aerated?**

The second lake in Harmony will be delivered in two parts. Construction of the first part is well underway, and the Developer has a targeted opening date of early 2026 (subject to change). The second part of this lake is projected to be open for use approximately three years after the first. You can find a map showing Lake B part 1 and 2 [here](#).

The second lake in Harmony will have a circulation system from within. The Developer will create a portion of the system that can be turned off to allow for ice skating on the lake, but only in a designated area.

### **Is the bridge connecting North & South Harmony between Phases 12 & 18 nearing completion?**

These projects are slated for completion in 2025 and are projected to be finished before the opening of the first part of the second lake.



**Will the Architectural Controls in Phase 27 differ from those utilized in Harmony thus far?**

There will be a shift in architectural controls throughout Phase 27. This shift is necessary due to the targeted demographic and price point of the new phase. The Developer has prioritized maintaining strong architectural controls on lots that border major streets and lots that back onto previous phases, parks, and other public spaces.

**What is the timeline for new shopping and commercial areas in Harmony? Will there be strong architectural controls in these areas?**

The Developer projects that we will see the majority of new construction of commercial areas within the next 3 years, however there is no confirmation of what these buildings will be yet. There are strict architectural controls for buildings in these areas.

**What are the height restrictions on buildings in Harmony?**

The Developer has noted that there has recently been a direct bylaw control update, and the height of the buildings in the Village Centre has been adjusted to a maximum height of 20m.

**When will the second access road into Harmony be completed?**

Construction for the connection at East Harmony Trail is well underway and the Developer has targeted its completion for mid-summer of 2025.

**How does the OAH monitor resident engagement and communicate with residents?**

The OAH communicates with residents through email, social media, and the Harmony Owners website. If you are a resident in Harmony and you are not receiving communications from the OAH, please reach out to us via email at [admin@harmonyowners.com](mailto:admin@harmonyowners.com).

**How does the OAH maintain the dog park?**

Harmony's dog park is designed as a naturalized area. The OAH contractors hand-pluck foxtail as needed and work diligently to address any issues that arise. To enhance maintenance, the park is now inspected and tended to on a weekly basis. In Spring 2025, the park will temporarily close to allow our crews to spray for thistle management.

**How does the OAH address vandalism in Harmony?**

The OAH monitors the community closely and sends out contractors as soon as acts of vandalism are reported. Paladin security patrols the South Beach and Adventure Park in Harmony, however residents are encouraged to contact the RCMP with any immediate concerns. You can find important contact information such as Paladin Security and RCMP on our website [here](#).

**What areas do the Security in Harmony patrol? How often do we receive feedback from Security on what they are seeing within the community?**

Paladin Security specifically patrols OAH Amenities such as the South Beach and Adventure Park. Builders in Harmony often have their own additional security and Showhomes in the area have safety protocols in place. The OAH has provided feedback to Paladin Security in Harmony and is prepared to make updates and changes to the Security company as necessary.

**Are there plans to have an RCMP station in Harmony?**

The developer has met with both fire and police departments to offer our lands for potential stations, however there are no plans to build new stations within Harmony.



**How does the Developer/OAH plan to ensure contractors & builders are adhering to RVC bylaws in Harmony?**

The Developer consistently conveys proper workplace standards to the contractors and builders within the community. Additional signage has been installed as a reminder of their responsibilities. However, as RVC governs and enforces its bylaws, residents with concerns about bylaw infractions are encouraged to report them directly to RVC.

**How did Solid Waste generate such a sizeable income during the fiscal year?**

The earnings of Solid Waste are particularly high due to the volume of bins that are sold within the community. These bins must also be purchased, which is why the expense and earnings are relatively balanced.

**Why is there standing water in Paintbrush Park? What can the OAH do to mitigate this issue?**

The OAH was made aware of irrigation issues that had been present in Paintbrush Park. These issues have since been resolved. If residents have ongoing concerns about this area or others, they are encouraged to contact the OAH at [admin@harmonyowners.com](mailto:admin@harmonyowners.com), including pictures and videos where possible.

**How are decisions made on which sidewalks and other concrete areas are being repaired?**

Concrete repairs depend solely on the owner of the infrastructure. While these areas are under Developer control, they are replaced and upheld to a certain standard until they are turned over to the Rocky View County. Once these areas have been turned over, residents are encouraged to contact the Rocky View County with any concerns.

**How long does the Association retain the same Auditor?**

The OAH will continue to maintain the current auditor for as long as possible. It is more financially responsible to continue with the same auditor, as they have all the files and background, and only need to provide an update to the current documentation. It would come at an additional cost to the OAH to change auditors as we would be starting over.

**How often is the Calendar of Events updated on the Harmony Owners website?**

The OAH updates and adds calendar items as events are scheduled throughout the year.

**Pipe to Bingham Crossing - Update**

HDI's crew is currently completing the final piece of the Bingham sanitary line at Township Road 250 and Range Road 33.

