

2025 Annual General Meeting Q&A

November 18, 2025

What is the timeframe for a permanent ice rink in the community?

The permanent ice rink will be built in phase 2 of the Adventure Park. The Developer is currently in the process of re-envisioning the Adventure Park and adjacent lands and hopes to have a more detailed construction timeline available to share with residents in the Spring of 2026. The Association will continue with the temporary ice rink in the interim, and will have it available for use as soon as possible, weather dependent.

What will be included in the Adventure Park expansion?

Amenities in phase 2 of the Adventure Park have not been finalized; however, the most recent resident survey conducted by the Association indicated the most interest in a permanent ice rink/multi-court, tennis courts, and pickleball courts.

Will the OAH be paving the pump track?

Yes, the Association is actively looking into paving the pump track and it is currently being budgeted.

When will the beach club be built?

The developer intends to initiate this project once the community reaches 1,000 occupied households. There were 722 occupied households at the end of the fiscal year. Detailed design is currently projected to be initiated in 2026.

Why doesn't the community currently have more amenities?

Expanding community amenities is something that is very much a part of the Developer's ongoing planning. The Adventure Park expansion is actively being planned, as well as the Beach Club; however, this is directly tied to the number of occupancies in the community due to its funding. Phase 27 recently opened with two new playgrounds, and there is a new beach area and basketball court being introduced in phase 28. The developer prioritizes amenities, but it does take time to plan, construct, and deliver them to the community.

What is the amenity fund and how is it used?

The Special Amenity Fee is a one-time fee of \$4,000 + GST, payable by the purchasers of any residential lot in the community. This fee will increase to \$5,500 starting with phases 15 and 29. Once received, these fees are stored in an interest accruing account referred to as the Amenity Fund. The Association would utilize the Amenity Fund towards items such as recreational facilities, art pieces, Adventure Park enhancements, and more.

Has the Dark Sky Community Reminder been communicated to businesses?

The Association can look into communicating this reminder with businesses; however, the dark sky designation is a recommendation and not an enforceable rule.

Why was the Ironman competition discontinued in the community?

When Ironman originally began taking place in Harmony, the community was much smaller. Since that time, significant growth and construction have occurred both within Harmony and in the surrounding areas. As a result, continuing to host the Ironman competition is no longer well aligned with the community's current stage of development. The agreement was not terminated; rather, the developer chose not to renew it based on these

circumstances. As a result, the agreement ended as of Summer of 2025 as per the original terms. The developer will continue to foster a positive relationship with Ironman and may reconsider hosting the event in the future.

Will the Board engage with residents if considering bringing back the Ironman competition?

Yes, if it is considered viable to host the event within the community in the future, resident feedback will be taken into account.

What was the revenue of the pay per use program this year? How come this is not included in the financial report?

Revenue from pay per use at the South Beach is included in the Interest and Other Income section of the financial report. This year's revenue from pay per use was approximately \$3,500.

What is the plan for the Discovery Centre?

The Discovery Centre was originally built as a marketing tool for the community and is no longer required for that purpose. As of December, the Discovery Centre will no longer be operational as a marketing building. Decisions regarding the building's future purpose are still being discussed internally and there are no major renovations planned. The developer will continue to have ownership of the building until a decision has been made, so as not to burden the Association with the cost of operating the building in the interim. The goal is to slowly reintroduce the building as an amenity that enhances the community in its current state.

What is the targeted completion of the entire lake?

The lake is anticipated to be fully completed by approximately 2030.

What businesses will be in Harmony upon completion?

Truman Square has been built for quite some time, and future confirmed businesses include a Nordic Spa, a medical building, and a daycare site in phase 8. Any remaining future businesses are not yet confirmed.

When will the Nordic Spa be built?

Basecamp has requested consent to apply for a development permit as soon as December 2025 and construction is targeted to begin on the site in the Spring of 2026. Renderings of the Nordic Spa will be shared with residents in the New Year.

How tall can multi-family buildings be in Harmony?

The maximum height for buildings is included in the [Direct Control Bylaw](#) and varies from 15-20 metres, depending on the district.

What is Paladin security responsible for monitoring within the community?

The expectation is that Paladin will monitor the amenities in the community. This includes the lake and the Adventure Park, currently. They are not responsible for monitoring residential properties, construction, or personal property.

When is the Association's agreement regarding the Social Membership with Mickelson scheduled for renewal, and will residents have an opportunity to provide feedback? The agreement between the OAH and Mickelson is a standing contract and does not have a date of renewal. Mickelson remains a major community amenity, and while the membership is a mandatory component of ownership, the OAH's role is limited to monitoring resident feedback and sharing concerns with Mickelson. Any questions regarding the social membership must ultimately be directed to Mickelson as it is their membership to manage.

Can residents opt out of the social membership with Mickelson?

No, the OAH Social Membership at Mickelson is not an optional program.

Can the developer install crosswalk lights or speed bumps on the road near the South Beach?

This area of the community has been turned over to Rocky View County. Residents that would like to request speed mitigating measures here must contact the RVC directly at 403-230-1401 or questions@rockyview.ca.

Will there be a fence built around the entire lake?

The fence around the lake will be built in stages as the adjacent newly developed phases of the community are completed. Fencing the lake in its entirety is not currently feasible and won't be considered at this time.

How will the Developer combat increased traffic in the community when Costco opens?

Each developer is responsible for submitting traffic studies to Rocky View County based on the traffic generated by their project. HDI only has access to the traffic study within Harmony and can only determine approximately how much traffic the community will trigger. Ultimately, any traffic concerns are best directed to Rocky View County.

When will stop signs and other signage along East Harmony Trail be installed?

The developer is currently working on signage approval and installation with the appropriate authorities.

Can the developer add temporary lighting to the Adventure Park for use in the darker evenings?

Additional lighting is one piece intended to be included in the expansion.

What can be done about the construction materials, trade vehicles, and large garbage bins throughout the community?

The Developer 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. If residents have specific concerns, they are encouraged to reach out to customercare@qualicocommunities.com and include photos and videos where possible. Neither the OAH nor the Developer has the ability to fine contractors or take enforcement action, the best contact for bylaw concerns is Rocky View County.

Would the Association consider hosting a community cleanup? Could Builders be included in this cleanup?

The Association would be open to hosting a community cleanup in collaboration with residents; however, this event would require a great deal of volunteers and in the past, there has been minimal turnout. Neither the OAH nor the Developer can dictate if Builders participate in a community cleanup, as this depends on their individual capacities.

What can be done about off-leash dogs within the community?

Rocky View County's Bylaws state that animals are permitted to be off-leash so long as they are under the care and control of their owner. Residents with concerns about animals must call Rocky View County Enforcement Services at 403-230-1401 to file a report. The OAH continuously communicates about responsible pet ownership to all residents within the community.

Can the OAH add a second gate at South end of the dog park?

The Association will look into this.



Would the Association consider changing landscaping companies to reduce costs?

Yes, the Association has considered a change in landscaping companies and has gathered quotes from other providers. Findings will be shared with the Board.