



Symons Gate Homeowners Association  
Annual General Meeting  
Resident Questions

- 1) Why are Management Fees so high?  
*The Symons Gate HOA relies on the management team from the Livingston HOA for its overall administration. This includes overseeing properties, communicating with residents about Annual Fees and the Annual General Meeting, managing contracts (such as landscaping and accounting), updating the website, collecting annual fees, and more. The cost for these services is \$850 per month, whereas hiring a separate property management company would cost over \$2,000 per month.*
- 2) Why are garden lights on 24/7/365 at SB Gate?  
*These should be on a solar timer, will take a look at them.*
- 3) Can a parking bylaw be enforced on Sage Bluff Blvd?  
*Please contact bylaw for parking concerns this is not handled by the HOA.*
- 4) When is the school is going to be built for Sage Hill Community?  
*Information about schools in community can be found through the Government of Alberta or City of Calgary websites.*
- 5) How much money is spent on landscaping?  
*The Homeowners Association (HOA) oversees the upkeep of Sage Bluff Blvd and Sage Bluff Gate entrances, including features like seasonal lights and sidewalk snow removal. Additionally, the HOA ensures enhanced landscape maintenance in the central park during summer and handles snow removal along the environment reserve pathway, including maintenance of dog bag stations – This is the largest expense for the HOA.*
- 6) The City pathway has been extended along the south side of the environmental reserve to connect with 144th Ave & Symons Valley Road. Since our community currently plows this pathway from Sage Hill Drive to Sage Bluff Green will we be responsible, or want, to add this new section and bear additional costs or do we want the City to add all of this to their route?  
*The HOA will look into the cost of adding this pathway to its current scope and will work with the City of Calgary to see if they will add to their clearing, if cost is too high for the HOA.*
- 7) We now have 3 entrances to our community. Who is responsible for maintenance of the roundabout at the 136Ave & Sage Bluff Drive?  
*The City of Calgary is responsible.*