



RANGEVIEW HOMEOWNERS ASSOCIATION

# Information Guide & Frequently Asked Questions



# Communities Grow Better Together

With a collection of amenities as rare and special as those offered in Rangeview, it was essential to establish a Homeowners Association to manage the ongoing care of the privately-owned gardens and gathering spaces. Here, a professional team is dedicated to ensuring your community remains beautiful and vibrant over the years, and that it is safe, inviting and alive with enriching programs.



## Rangeview Homeowners Association Overview

Rangeview, Calgary's First Garden-To-Table Community, boasts distinctive amenities such as a 2,500 square foot Greenhouse, Butterfly Park, the Central Greenway, and the future Harvest Hall building. These amenities can only be developed with approval from the City of Calgary by establishing a Homeowners Association to own, operate, and manage their ongoing care and maintenance. The developer, Section23 Developments, has established the RHOA to preserve the long-term value of the community and enhance the overall experience for residents.

### What is the Rangeview Homeowners Association (RHOA)?

The mandate of a Homeowners Association is to offer enhanced value to the community as a whole. In addition to being responsible for the care and maintenance of the community's private amenities, the RHOA organizes community-based events, provides financial and administrative services, and maintains ongoing communication with the membership.

### What are the membership obligations in the RHOA?

Each titled property within Section23's Rangeview is required to contribute to the RHOA through an annual fee, which is secured by the Annual Rent Charge Encumbrance registered on title of each residential property. Membership in the RHOA is mandatory.

### Why are there RHOA Fees?

RHOA fees are essential for funding the ongoing operations and maintenance of the community amenities, and for ensuring long-term sustainability of these enhanced spaces. In the early years, the RHOA will be governed and financially supported by Section23 Developments.

### How are the RHOA fees set?

The RHOA fees were established by Section23 Developments at the beginning of the project. Fees are reviewed annually and only increase when the Consumer Price Index (CPI) as of December 31st set by the City of Calgary increases.

### What is the "Developer Gift" as noted in the RHOA Budget?

Section23 Developments is committed to supporting the RHOA during its development phase and currently funds any operating budget shortfalls as a developer gift. Full stabilization of the budget for the RHOA is anticipated by 2030.

### How is the RHOA Governed?

Registered under the Society's Act, the RHOA is governed by Bylaws and a Board of Directors who meet quarterly to ensure transparency and accountability to the membership. Section23 Developments will manage the RHOA until operations are established and turned over to the members of the RHOA. Over time, resident members will be encouraged to become Board members to help shape the community's future.

### When will residents be eligible to become board members?

Residents will be eligible to be elected as board members 2-3 years prior to the Developer turning over full operations to the RHOA. In advance of this planned transition, residents will be eligible to apply to become non-voting board members to shadow the existing board to ensure they have gained the necessary experience by serving in a volunteer capacity in Rangeview. Additionally, all prospective and/or newly elected resident directors are required to complete the Federation of Calgary Communities (FCC) Board Governance 101 course. This process ensures residents are well-prepared for the responsibilities involved in a board position.



### Will there be additional amenities coming to Rangeview?

There are plans for additional amenities, including a designated RHOA building called Harvest Hall, which will offer programming and amenities designed to enhance the homeowner experience. When the design for this site is finalized, additional amenities will be added.

### What is the developer responsible for?

The developer is responsible for creating the vision for Rangeview and constructing the community's infrastructure, including sewer, storm, water, gas, electrical, cable, and internet services. They also build Rangeview's roads, lanes, sidewalks, pathways, parks, and community amenities. Completed phases are handed over to either the RHOA or the City of Calgary for maintenance and operations.

### What amenities is the RHOA responsible for?

The RHOA is responsible for maintaining and operating the private amenities for the use and enjoyment of its members, such as Butterfly Park, the Central Greenway, the Greenhouse, Hive Playground, Sand Play Area, Community Entrance Features, Shelter Belt Tree Plantings, Holiday Lights Program and the future Harvest Hall site, amongst other features.

### What amenities are the City of Calgary responsible for?

The City of Calgary maintains public open spaces, including municipal reserve lands, the red barn playground, wetland/storm pond, future school sites, and neighborhood playgrounds.

### Is there a plan for security to keep RHOA amenities secure for members only?

To ensure that RHOA amenities remain secure for members only, there are plans for fences in key areas including around the Greenhouse and Harvest Hall and signage to explain the rules and regulations for their use. Community activities and events will be exclusively for resident members of the RHOA.

### What is the difference between an HOA and a Community Association?

It is important to note the difference between an HOA and a Community Association (CA). CA's are clearly tied to the City, with a License of Occupation (LOC) governing the use of any building or amenity that may exist. They are eligible for various streams of municipal grant funding and have no mandatory fees or membership. They manage various year-round community activities and programs, often with a volunteer Board of Directors. An HOA typically manages and maintains communal privately owned assets, is not generally eligible for municipal grant funding, and is commonly managed by management that reports to the Board of Directors. CA's serve as the civic voice of the community in areas such as traffic, speed limits, organized sports, and future area developments.

For more detailed information, please refer to the RHOA Bylaws, which are available to all members. If you have any questions, feel free to contact us at [info@rangeviewhoa.com](mailto:info@rangeviewhoa.com)



### CREATING & SUPPORTING CALGARY'S FIRST *Garden-to-Table* COMMUNITY

*More questions about our  
Homeowners Association?*

**We have answers!**

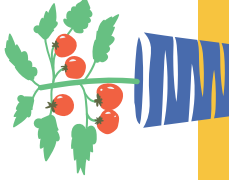
Explore our amenities, programs,  
upcoming events and more.



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**SCAN HERE**

## Responsibility for Parks & Open Space Maintenance

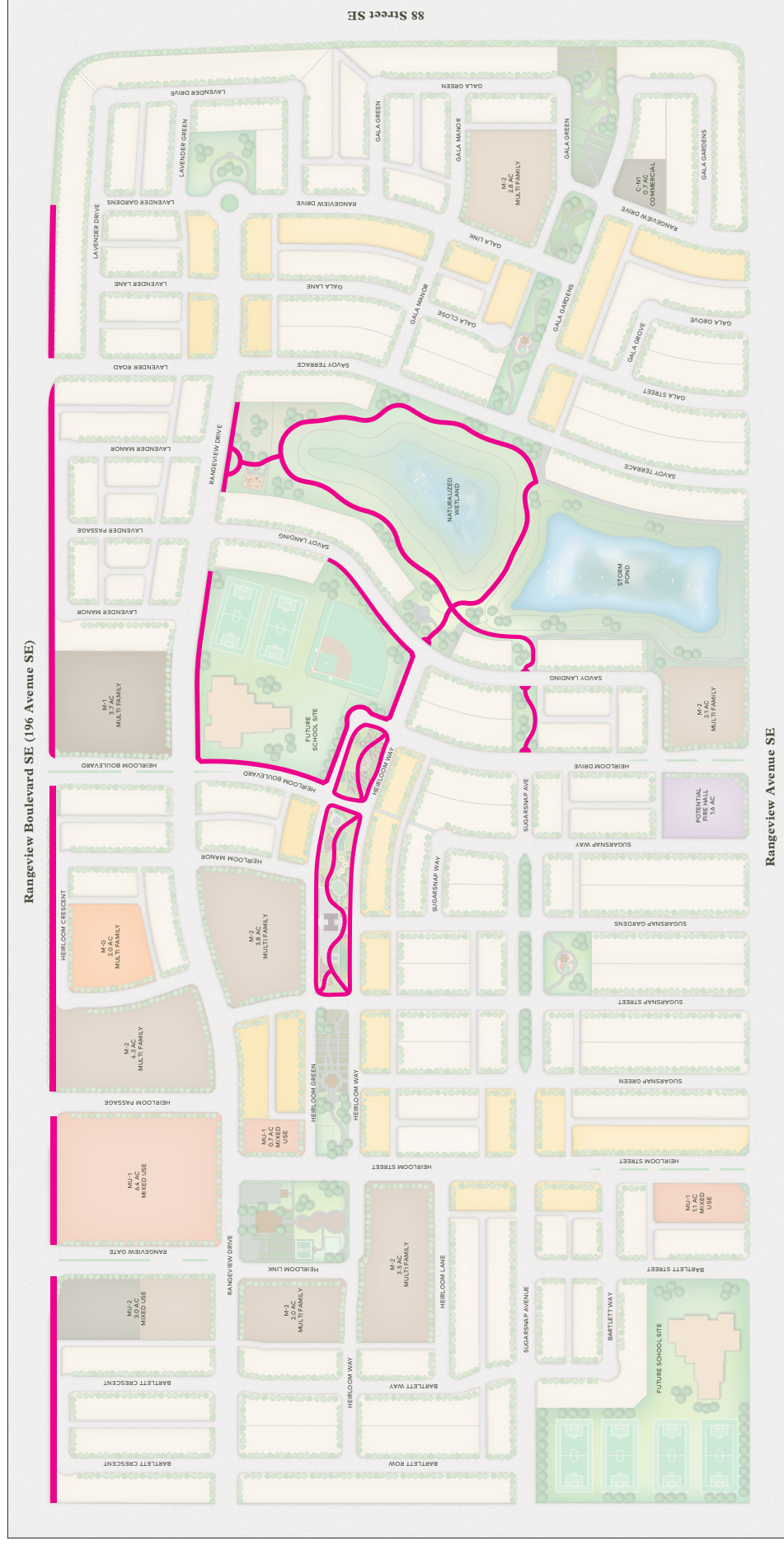
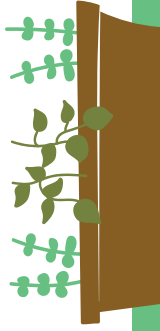
Areas cared for by the City of Calgary





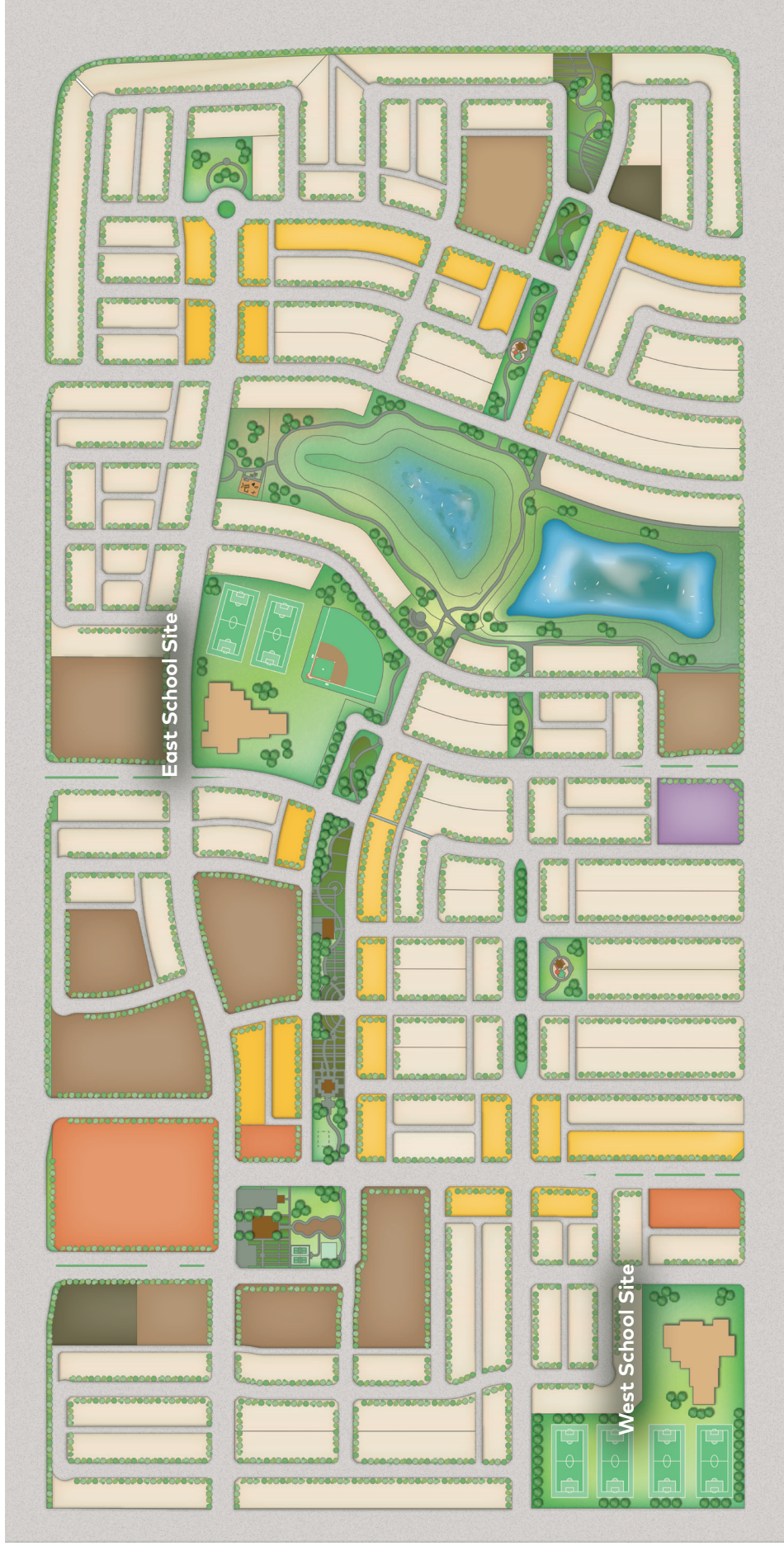
## Snow Removal Plan 2025/2026

### Areas currently maintained





# rangeview Overall Community Plan



## LEGEND

	Single Family Residential		Multi Family Residential		Fire Hall
	Attached Residential		Commercial Site		Mixed-Use Commercial/Residential



# Open Space Plan Highlights

Rangview's garden-to-table concept is delivered through three key 'squares', natural areas and a west-east 'greenway'.





Conceptual image subject to change

Year-round programming educates and inspires Rangeview residents



Food celebration events bring neighbours of all ages together

## Market Square

Located on Rangeview Gate, near the main entrance to Rangeview, “Market Square” is the hub of the community, and a place where residents will gather to connect, share and celebrate.

Public and private open space in Rangeview is fully integrated to provide a wide variety of social, passive and active opportunities.

Community events, markets and celebrations will be hosted here among gardens, children’s play equipment and the great lawn. In addition, Harvest Hall, the Rangeview Homeowners Association building, will offer a variety of activities and provide a clear connection to the outdoor space.

Programming will allow for entertaining and educational opportunities year-round. Open space in the square will include orchards and gardening plots, picnic areas, and a large play structure, along with informal open lawn areas that will ensure active play. A plaza will allow for performances in summer and a potential for informal ice-skating in winter.

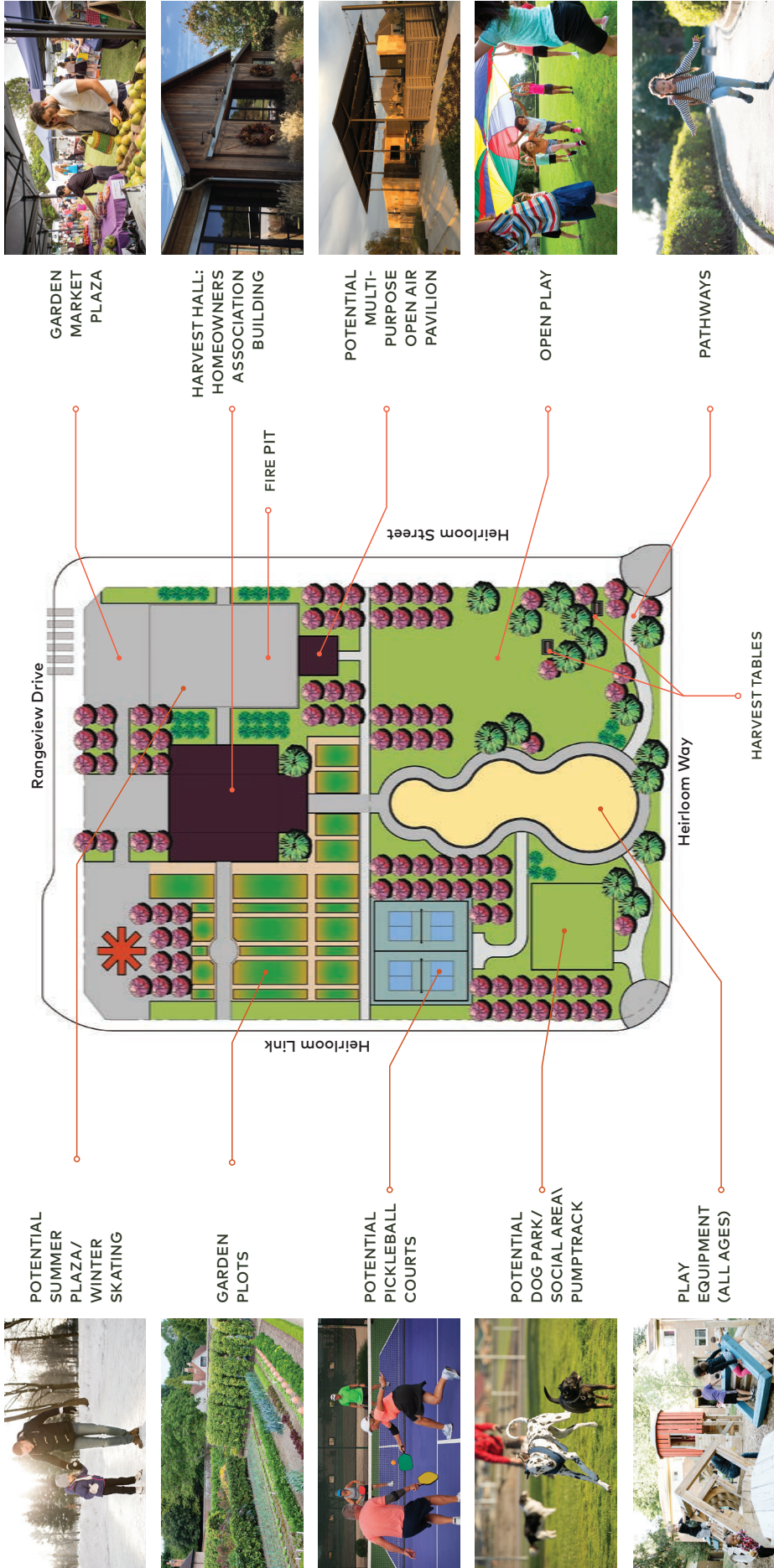
Market Square’s seasonal farmers’ market, festivals and community events will make it a beloved destination for Rangeview’s residents to gather and enjoy the community’s unique culture of connectivity and food celebration.





# Market Square

## Preliminary Concept Under Development





## Greenway & Innovation Square

### Greenway

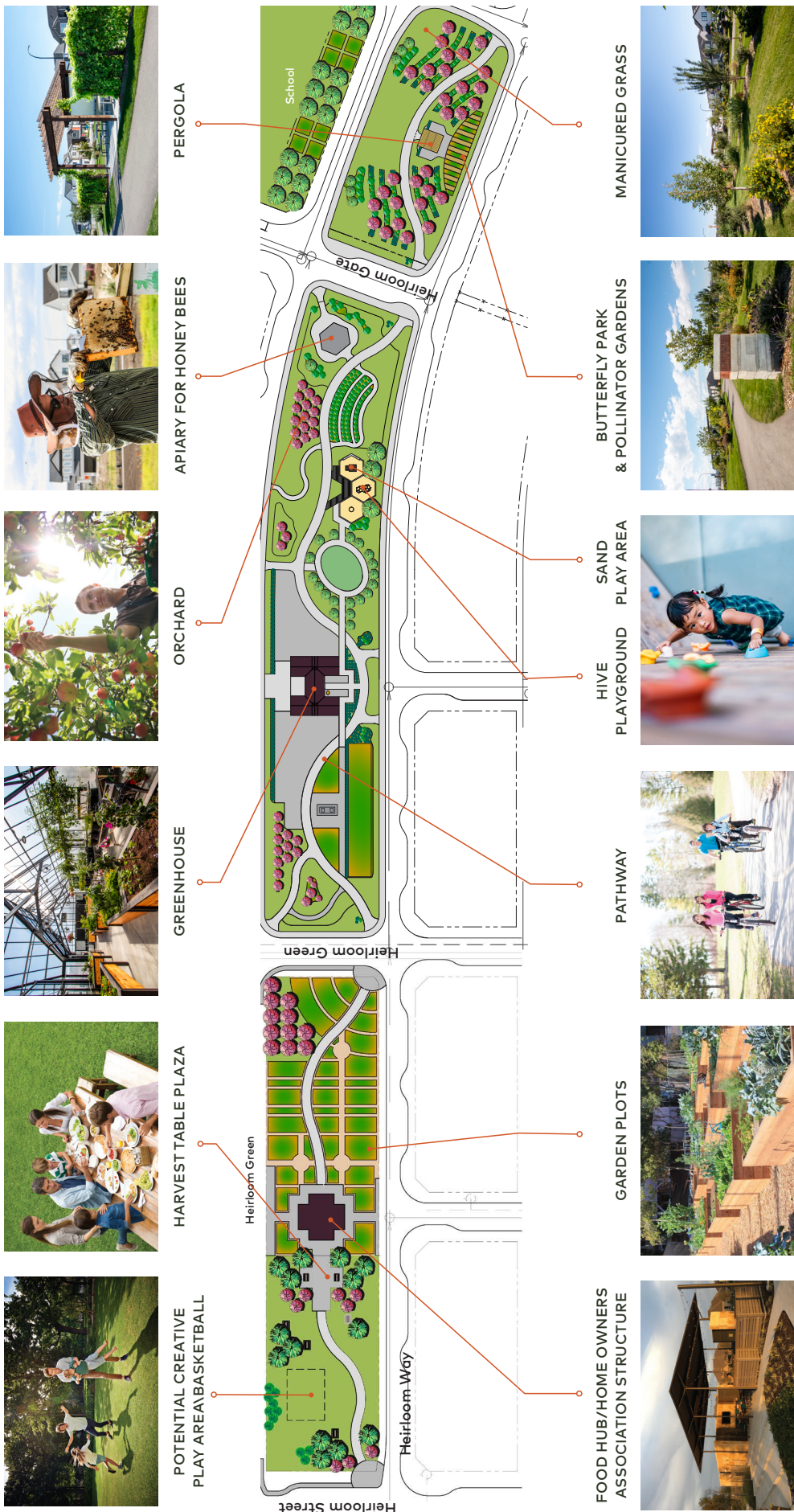
**The Greenway will form a continuous open space corridor that extends west-east through the community and includes a variety of agricultural opportunities, small creative play areas and open lawns. The private park will include a Homeowners Association structure for more formal gatherings. The Greenway also includes Rangeview's greenhouse, garden wash table, and a large area for gardening plots, Hive Playground, Sand Play Area, and apiary for honey bees. Creative pollinating and demonstration gardens provide opportunities for learning and exploring and will be linked by meandering pathways, which include seating nodes for rest and respite.**

### Innovation Square

**Located centrally within the community plan area adjacent to a school site, "Innovation Square" will support Rangeview's commitment to inspiring interest in growing and harvesting food. In this square, experimental growing areas and an outdoor classroom will provide residents and students with opportunities to learn and to celebrate urban agriculture.**









## Natural Area & Green Corridor

**The Natural Area and Green Corridor, 9.7 hectares (23.9 acres), consist of a reconstructed wetland, stormwater pond, green corridor, and adjacent open space area.** The Natural Area and Green Corridor are a defining feature of the community and provides a north-south and west-east open space connection directly accessible from the adjacent development.

Pathways around the Natural Area provide passive recreation options for residents, promote education on wetland values and function, and will tie into the wetland. The wetland area includes an outdoor classroom, pond overlooks, seating nodes, an outdoor ping pong table, cornhole games, pathways and opportunities for interpretive signage. The west-east pathway runs between the wetland and the stormpond across a pedestrian bridge and provide a key connection. The Rangeview constructed wetland will incorporate pockets of edible native plants, to integrate fully into the community theme of agriculture urbanism.

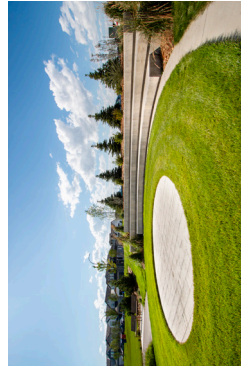


Rangeview's wetland areas are a defining feature of the community





# Natural Area & Green Corridor



OUTDOOR CLASSROOM WITH AMPHITHEATRE-STYLE SEATING



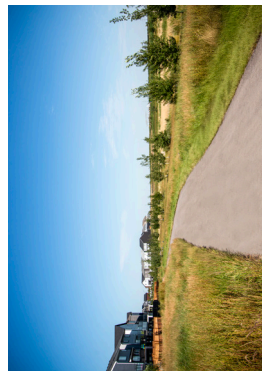
OUTDOOR PING PONG TABLE AND CORNHOLE GAMES



WETLAND BRIDGE OVERLOOK



PLAY EQUIPMENT



PATHWAY



SEATING THROUGHOUT ENTIRE PATHWAY SYSTEM

\*The developer reserves the right to make modifications and changes to plans, features and specifications, which are subject to change without notice. All illustrations and renderings are artist's concept only, and are not to scale. E.&O.E.

# East Greenway & Harvest Square

Located at the east edge of the community, “Harvest Square” will be home to Rangeview’s large kitchen gardens and food forests.

Residents will gather here to connect with neighbours, together learning about urban agriculture through demonstration food growing.

East of the wetland, the Greenway links to Harvest Square, and will include a play structure and open lawn for active play. Pathways and seating areas will be connected by several community garden plots.



Harvest Square is home to large kitchen gardens



Neighbours will gather to learn about planting, growing and harvesting





# East Greenway & Harvest Square

## Preliminary Concept







## Creating & Supporting Community

All year long, Rangeview's Homeowners Association connects neighbours, inspires lifelong learning, supports the community's gardens, and creates an atmosphere of joy with a series of events, celebrations and programs.

**Welcome to the neighbourhood!**



*Join us!* We're cultivating a whole new way of life.

Find out more at [RangeviewHOA.com](https://RangeviewHOA.com)

August 2025