

OAs vs. CAs

v.1 Rev. January 6, 2023

Owners Associations (OAs)

- Created by the Developer to manage and maintain certain amenities and unique features of a development that the City will not accept responsibility to maintain.
- Funded by residents, who pay annual fees through an encumbrance on their property title.
- Ensures enhanced maintenance of common areas such as entrance signage, certain ornamental parks and ponds, boulevard landscaping and buildings.

Advantages of an OA:

- An Owner is a Member.
 - All residents contribute.
 - Enhanced maintenance preserves certain areas and unique features of the community, which contributes to long-term appeal.
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Community Association (CAs)

- Formed by the residents of an area to support the social, educational, and recreational needs of the community.
- Builds community connections through volunteer opportunities, events, and programs.
- Acts as a community liaison in civic matters related to planning and development.
- Assists to plan, develop and maintain community facilities and amenities, such as community gardens and skating rinks.

Advantages of a CA:

- Membership is optional.
- The Board is made up of unpaid volunteers.
- Most CA activities are managed by volunteers.
- Members can volunteer and become involved and connected in the community.
- Members can participate in CA-run events and programs.
- The CA receives development, transportation, and zoning plans from the City and the Developer(s) and may provide feedback on the approval process.
- The CA has direct contact with the Alderman, MLA, Police Liaison Officer, and other government officials.
- The CA can support the addition of new facilities and amenities in the neighbourhood.
- The Federation of Calgary Communities (FCC) provides support to the over 200 Community Associations (CAs) in Calgary.

*Definitions were taken in part from the Federation of Calgary Communities (FCC).
