City of Edmonton, Community Leagues, & Homeowners Associations

Comparative Guide: Mandates, Incorporation, Boundaries, Membership, and Unique Functions (March 2026)

Category / Dimension	City of Edmonton (COE)	Community Leagues (CL)	Standard Homeowners Association (HOA)	Enhanced Homeowners Association (EHOA / RA)
Overview / General Mandate	• Provides maintenance on public land to a minimum standard and enforces bylaws. • In neighbourhood context, enforces bylaws (noise, noxious weeds, snow removal, permits) and traffic matters (speeding, crosswalks, shortcutting). • City of Edmonton is the 'Owner' of common lands. • Elected Officials represent all citizens. • Geographically based Neighbourhood Resource Coordinators (NRCs) assigned to every neighbourhood to support local non-profits in accessing City resources. • Call 311 for information and referrals.	• Voluntary membership organization. • Mandate is event- or program-based (e.g., rinks, halls, swimming, green shacks, skating, neighbourhood watch).	• Provides enhanced services and amenities above City Standards on public land typically maintained by COE and HOA (e.g., extra grass cutting, fountains, extra planting, beautification, deer management).	• Can provide additional facilities or programming to members (e.g., rinks, swimming pools, lakes, buildings, community gardens). • Also known as a Residents Association (RA).
Incorporation & Governance	• Municipal corporation established under the Alberta Municipal Government Act (MGA). • Governed by Mayor and City Council (Elected Officials). • City administration and civic departments deliver municipal operations.	• Registered as a non-profit society under the Societies Act of the Province of Alberta. • Board of Directors in place. • Formed by interested residents within boundaries with support from Edmonton Federation of Community Leagues (EFCL) and City Neighbourhood Resource Coordinator (NRC).	• Registered as non-profit under the Companies Act of the Province of Alberta. • Board of Directors in place. • Typically formed by Developer during neighbourhood construction; upon full completion, run by volunteer residents within boundaries.	• Registered as non-profit under the Companies Act of the Province of Alberta (Chapter 9). • Board of Directors in place. • Typically formed by Developer during construction; run by volunteer residents upon completion.
Geographic Boundaries	• Entire municipality of Edmonton.	• May focus on one or more neighbourhoods. • Typically follows city-defined neighbourhood boundary in Neighbourhood Structure Plans (NSPs). • Ideal community size is 5,000–15,000 residents.	• May focus on sections of a neighbourhood, an entire neighbourhood, or cross neighbourhoods (dependent on developer-defined area).	• May focus on sections of a neighbourhood, an entire neighbourhood, or cross neighbourhoods (dependent on developer-defined area).
Membership & Fees	• Universal / Citizen-based (all residents of Edmonton). • Funded through municipal property taxes and utility rates.	• Membership is always voluntary. • Annual nominal membership fee. • Associate memberships may be offered to individuals residing outside the boundary.	• Membership is mandatory due to caveats / encumbrances registered on land titles. • Mandatory annual fee collected from property owners.	• Membership is mandatory due to caveats / encumbrances registered on land titles. • Mandatory annual fee collected from property owners.
Unique Functions & Roles	• Enforces municipal bylaws and resolves civic infractions. • Manages citywide infrastructure, emergency services, transit, and parks. • Assigns Neighbourhood Resource Coordinators (NRCs) to every neighbourhood. • Delivers 311 citizen information and referral services.	• Recognized voice to City Council; represents community on matters of interest (traffic, development, housing, crime prevention). • Umbrella organization: Edmonton Federation of Community Leagues (EFCL, www.efcl.org). • Maintains public land where League has a license to build amenities. • Offers sport and recreation programs (basketball, arts, playgroups, games nights). • May provide a Neighbourhood Watch program. • May partner with other leagues for multi-neighbourhood initiatives.	• Provides and oversees upkeep of enhanced amenities (flowers, entrance features, lights, extra grass cuts). • Enforces Architectural Guidelines to preserve original housing design standards. • Central place to settle grievances regarding homeowners' responsibilities. • May hold maintenance agreements with Parkland Management or Development Service Agreements with Urban Planning and Economy for developer-built amenities.	• Oversees upkeep of private HOA facilities and infrastructure. • Provides programs and services out of private facilities to members (may offer non-member rates for non-residents). • Oversees upkeep of enhanced amenities (entrance features, lights, flowers, extra cuts). • Enforces Architectural Guidelines to maintain design standards. • Central place to settle grievances regarding homeowners' responsibilities. • May hold maintenance agreements with Parkland Management or Development Service Agreements with Urban Planning & Economy.

Key Attributes (At-a-Glance)	City of Edmonton	Community Leagues	Standard HOA	Enhanced HOA / RA
Membership Model	Universal / All Citizens	Voluntary (Optional)	Mandatory (Caveat on Title)	Mandatory (Caveat on Title)
Funding Source	Municipal Property Taxes	Voluntary Memberships, Grants, Events	Mandatory Annual HOA Fees	Mandatory Annual HOA Fees
Legal Incorporation	Municipal Government Act (MGA)	Alberta Societies Act	Alberta Companies Act	Alberta Companies Act (Part 9)
Facility Ownership	Public Lands & Civic Infrastructure	Licensed Amenities on Public Land (Hall, Rink)	Public Land Enhanced via COE Agreements	Private HOA Facilities & Private Amenities
Enforcement Authority	Municipal Bylaws & Peace Officers	Community Advocacy (No Enforcement Authority)	Architectural Guidelines & Title Encumbrances	Architectural Guidelines & Facility Regulations
Primary Voice / Umbrella	City Council / Ward Councillors	Edmonton Federation of Community Leagues (EFCL)	Developer / Volunteer Resident Board	Developer / Volunteer Resident Board