

JANUARY 2017

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your **ARBOUR LAKE**

THE OFFICIAL ARBOUR LAKE RESIDENTS ASSOCIATION NEWSLETTER



**HAPPY NEW YEAR
FROM THE ALRA!**

LAKE FEES DUE NOW

ICE FISHING DERBY
JANUARY 14

SEAFOOD CELEBRATIONS

Fridays & Saturdays



Halibut & Lobster \$33

Grilled Large Cuban Lobster Tail and one piece of Halibut and two sides.

Halibut & Shrimp \$23

One piece of Halibut, six Scampi Shrimp and two sides.

Shellfish Carnival \$35

Grilled Large Cuban Lobster Tail and ½ lb. Snow Crab, 6 Scampi Shrimp and two sides.

Lobster Tail Dinner \$29

Grilled Large Cuban Lobster Tail and one piece of Joey's Famous Fish or one Fish Taco and two sides.

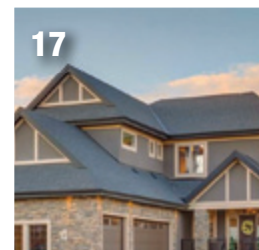
Add a Lobster Tail to any Entrée \$17

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Calgary 403.241.8877



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DON'T FORGET OUR OTHER DAILY SPECIALS

SAVE \$14 MONDAYS ARE FOR SENIORS

\$4 TACO THURSDAYS

NEW! SAVE \$2 TUESDAYS & ALL YOU CAN EAT

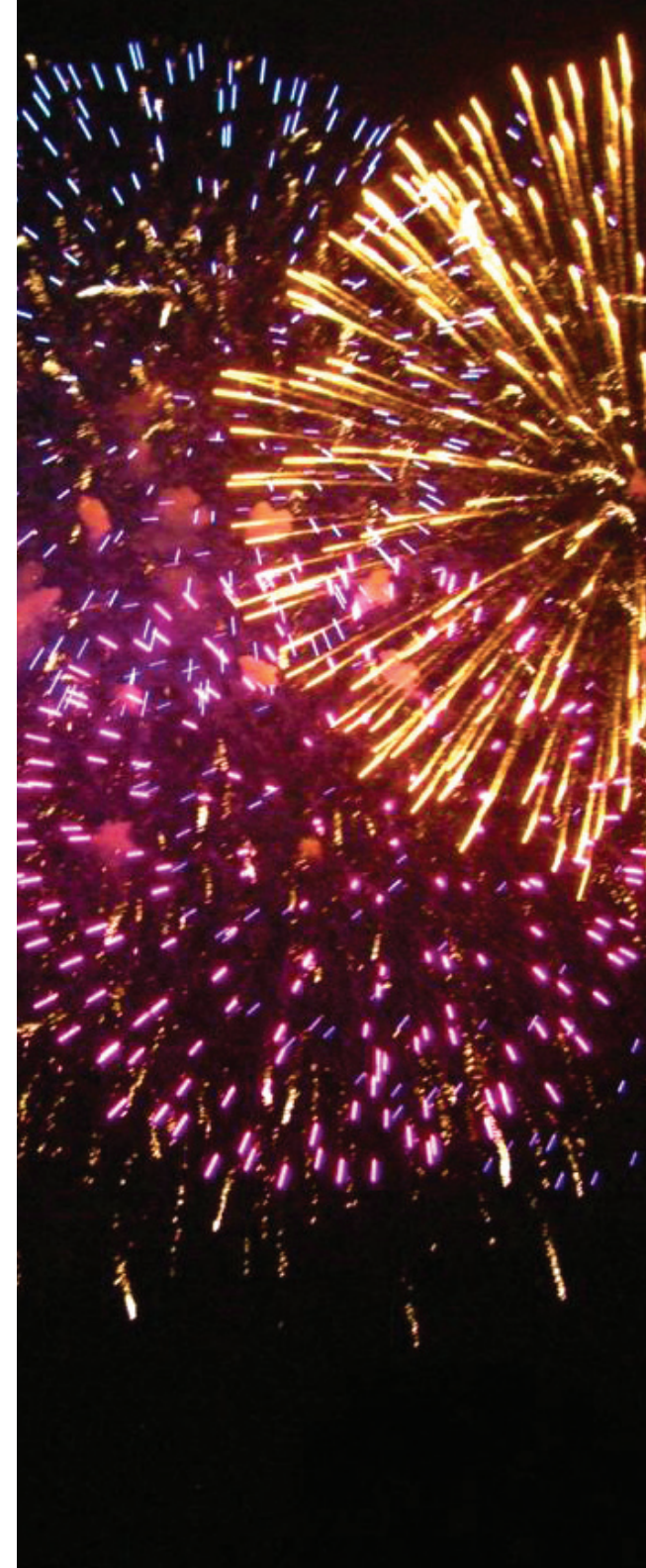
FAMILY MEAL SUNDAYS SAVE \$13

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IMPORTANT NUMBERS

| ALL EMERGENCY CALLS | | 911 |
|--|----------------|-----|
| Alberta Adolescent Recovery Centre | 403-253-5250 | |
| Alberta Health Care | 403-310-0000 | |
| AHS Addictions Hotline | 1-866-332-2322 | |
| ATCO Gas – 24 Hour Emergency | 403-245-7222 | |
| Calgary HEALTH LINK 24/7 | 811 | |
| Calgary Police – Non Emergency | 403-266-1234 | |
| Calgary Women’s Emergency Shelter | 403-234-7233 | |
| Child Abuse Hotline | 1-800-387-5437 | |
| Kids Help Line | 1-800-668-6868 | |
| Child Safe Canada | 403-202-5900 | |
| Distress/Crisis Line | 403-266-4357 | |
| ENMAX – Power Trouble | 403-514-6100 | |
| Poison Centre - Alberta | 1-800-332-1414 | |
| HOSPITALS / URGENT CARE | | |
| Alberta Children’s Hospital | 403-955-7211 | |
| Foothills Hospital | 403-944-1110 | |
| Peter Lougheed Centre | 403-943-4555 | |
| Rockyview General Hospital | 403-943-3000 | |
| Sheldon M. Chumir Health Centre | 403-955-6200 | |
| South Calgary Urgent Care Health Centre | 403-943-9300 | |
| South Health Campus | 403-956-1111 | |
| OTHER | | |
| Calgary Humane Society | 403-205-4455 | |
| Calgary Parking Authority | 403-537-7000 | |
| SeniorConnect | 403-266-6200 | |
| Calgary Kerby Elder Abuse Line | 403-705-3250 | |
| Alberta One-Call Corporation | 1-800-242-3447 | |
| City of Calgary | 311 | |
| Social Service Info & Referral | 211 | |
| Community Mediation Calgary Society | 403-269-2707 | |
| RNR Lockworks Ltd. | 403-479-6161 | |
| Road Conditions – Calgary Weather Information | 511 | |
| Gamblers Anonymous | 403-237-0654 | |



ARBOUR LAKE RESIDENTS ASSOCIATION

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All advertisements and editorial submissions must be submitted by the 1st of the month for the following month’s publication.

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Check out our website: www.great-news.ca



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The information contained in this newsletter is believed to be accurate, but is not warranted to be so.

Arbour Lake Residents Association and Great News Publishing do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.

ALRA VISION & MISSION STATEMENT

VISION

Arbour Lake will be the most desirable community that encompasses world class amenities, a sense of welcoming and engaging residents to live the exclusive lake lifestyle.



ARBOUR LAKE RESIDENTS ASSOCIATION

403-241-2628
www.arbourslake.com
info@arbourslake.com

MISSION STATEMENT

The Arbour Lake Residents Association is a limited company that was registered under the laws of Alberta on July 19, 1991. The purpose of this company is to care for, and improve upon, the Arbour Lake amenities, with the main focus being a pristine ten-acre lake in the heart of the community.

ARBOUR LAKE RESIDENTS HALL RENTALS:

Please see our website at www.arbourslake.com for rental information or visit the lake office
Monday – Friday 9am-4pm. Email: hallrentals@arbourslake.com
Phone: 403-241-2628

ALRA BOARD REPORT

Happy New Year Arbour Lake Residents!

We hope you all had a wonderful holiday season! 2017 is going to be a fabulous year for Arbour Lake. The Arbour Lake Residents Association is already deep into planning events and other wonderful things for the 2017 year. We are excited that winter programs will be starting soon, and hope that even though the winter started out quite warm – the rest of winter will allow us to skate as long as possible!

This December, the Arbour Lake Residents Association helped spread the Christmas spirit through a toy drive. In our Pictures with Santa event, 3 full 300L bins were filled with toys for donation to “The Magic of Christmas”. More toys were collected throughout December and delivered by “The Magic of Christmas” to people in despair. The Pictures with Santa event also spread the Christmas joy in Arbour Lake, as we had approximately 300 residents in attendance to enjoy the Christmas lights, a visit from Santa, wagon rides and some hot chocolate and Christmas Cookies. Thank you to the lovely Deena Bridges for your great work with “The Magic of Christmas”.

The ALRA also assisted a lovely lady by the name of Maureen Cherban in her volunteer work for a women’s shelter in Calgary. The goal is to make sure that all the women & children in the shelter have a stress-free Christmas during possibly one of the most traumatic times of their

lives. Most women who find themselves at the women’s shelter have left an abusive situation with their children & the clothes on their back. Maureen’s plan was to gift them with a basket with a few items to get them started in their new life. Simple items such as deodorant, toothbrushes etc. can make a huge difference when starting again. The ALRA would like to thank Maureen for her dedication to the shelter, helping others and to volunteering time for ALRA events.

The Arbour Lake Kids Christmas party was also a huge success. The event registration filled up, and 60 kids attended the Kids Christmas party in total. We had crafts, activities & a visit from Santa. We are looking forward to our New Year’s Eve event, which will run from 6pm – 8pm with fireworks starting at 7pm. We are really hoping for some cold weather so families have ice to skate on!

Lastly, you may have noticed that lake fees did not go up this year. The ALRA made a unanimous decision to keep the fees the same due to our shaky economy. We all have to tighten our belts in these difficult times, Arbour Lake is no exception!

The ALRA would like to say a special thank you to all the people who volunteered their time to Arbour Lake in 2016. We would not be #1 without you. We hope that all of our wonderful residents have a healthy and prosperous New Year!

**FEB. 9 - 12
CALGARY BOAT AND
SPORTSMEN'S SHOW AT
STAMPEDE PARK BMO CENTRE**

The Calgary Boat and Outdoors Show is Southern Alberta's Biggest and Best Boat and Outdoors Show! More info www.calgaryboatandsportshow.ca



**FEB. 25 - 26
2017 ISU WORLD SPRINT SPEED
SKATING CHAMPIONSHIPS AT
OLYMPIC OVAL**

The Organizing Committee Calgary will be hosting the 2017 ISU World Sprint Speed Skating Championships at the Olympic Oval from Feb. 25-26. More info www.speedskating.ca



**UNTIL APRIL 30 SHOWCASE:
TOM COCHRANE AT NATIONAL
MUSIC CENTRE**

See important artifacts in Cochrane's acclaimed career, including the 1963 Gretsch guitar, used by Cochrane in the music video for 1988 single "Big League". More info www.studiobell.ca



FEBRUARY

**YOUR COMMUNITY/CITY EVENTS
AT A GLANCE...**

Feb. 8 This Is That Live at Jack Singer Concert Hall

Hot on the heels of a new season of radio and a string of viral videos Pat Kelly and Peter Oldring are hitting the road with a new version of their popular live show - This Is That LIVE! If you have ever been curious how just two guys provide all the voices for this completely improvised radio comedy, well this is the show for you. Tickets and info www.artsccommons.ca

Feb. 11, 25 D&D Meet-up at The Sentry Box, Upper Mezzanine, 10 am - 5:30 pm

Whether you're a seasoned player or just curious about this type of role playing game, this D&D meet-up could be for you. Join this group who are dedicated players and welcome everyone, and with multiple ongoing campaigns new dungeon masters are encouraged to step up as well. More info <http://dnd.meetup.com/157/about/>

Feb. 14 - 25 Skylight at Theatre Calgary

On a crisp London evening, two former lovers from vastly different worlds find themselves locked in a dangerous battle of opposing ideologies and mutual desire. At times deeply personal, at times shockingly confrontational, this is one of the greatest intimate plays ever written. Watch, up close, as the embers of a broken relationship spark, ignite, and illuminate exciting possibilities. Tickets and info www.theatrecalgary.com

Feb. 24, 25 Winefest at Stampede Park BMO Centre

2016 Winefest Calgary was a delicious success! Attendees were afforded the opportunity to sample hundreds of red, white, port, sparkling, fruit and dessert wines from 15 different countries! To complement the delicious sips a selection of palate pleasing hors d'oeuvres will be served, along with a variety of tantalizing bites available from local businesses! Tickets and info www.celebratewinefest.com

Feb. 25 Coldest Night of the Year Walk Fundraiser at various Canadian cities

Walk with us on the Coldest Night of the Year, a super-fun, family-friendly fundraiser that raises money for the hungry, homeless, and hurting across Canada. Coldest Night of the Year 2017 officially launches on December 1, 2016, but you can register now! You'll see more and more features magically appear on the site as we get closer to launch. More info and registration www.canada.cnoy.org

UPCOMING EVENTS

Ice Fishing Derby - January 14th

Register now for our adult/kids ice fishing derby on Saturday, January 14th! Each child will be paired with one adult to show off their fishing skills as a team! There are only 12 adult and 12 child spots available - so register soon at the lake office! Cost is \$10.00 per participant.

Adult/Kids Fishing Derby
Saturday January 14, 2017

Cost: \$10.00/ participant
Time: 10:00am-12:00pm
Followed by prizes and fish & chips!

Only 12 adult spots available!
Only 12 kid spots available!
Register by January 11th!

**Register at
the lake office!**

Polar Plunge - February 25th

Arbour Lake Residents Association will be hosting the Calgary Polar Plunge for Special Olympics again this year! Take the plunge on February 25th in support of Special Olympics Athletes! For more information or to register - visit www.alberta.polarplunge.ca.

POLAR PLUNGE CALGARY

Calgary is known to put on one of the best plunge parties. Come be a part of that party by taking the 2017 Polar Plunge all in support of Special Olympics Athletes.

2017 POLAR PLUNGE

FOR SPECIAL OLYMPICS

LOCATION:
Arbour Lake Calgary
12 Arbour Lake Drive NW

DATE:
February 25th 2017

WILLIAM HUFF
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Arbour Lake

**FOR INFO OR TO REGISTER NOW
WWW.ALBERTA.POLARPLUNGE.CA**

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A Safety Management System (SMS) is all about managing the safety interaction you have with your workers. It's an overall strategy to help you communicate information on hazards and best practices in your workplace so you can develop a stronger, lasting culture of safety within all stakeholders in your organization.



The Indoor GARDENER

Cindy DeJager

PRAYER PLANT

(marantaceae leuconeura erythroneura)
Origin: Brazil

In the evening the leaves stand up facing each other, like praying hands, and lay flat during the day.

This is one of my favourite house plants! I love a plant that has something special about it – and this one certainly does.

HOW DOES A PRAY PLANT PRAY

Circadian rhythm, the change in light from day to night, triggers water to move in and out of the plant cells causing them to fold up at night, hence the name, Prayer Plant.

The most popular are the colourful marantaceae leuconeura erythroneura (Herring bone, Red-nerve plant, Red-veined prayer plant) with its burgundy veined leaves (pictured above), and the green m. leuconeura kerchoviana (Rabbit track).

These plants don't like the cold – so a windowsill in the winter may cause the edges of the leaves to brown. Browning of the leaf edges may also indicate low humidity.

Maranta loves humidity but not wet soil – make sure that your tropical potting mixture has some vermiculite or perlite in it for good drainage.

Feed it every 2 weeks with a 10-10-5 plant food.

Moderate lighting; no direct sunlight for this beauty; otherwise you will notice the color fading from the leaves.

As a matter of fact, most vibrant and colourful foliage does not need direct sunlight at all; rather, pale foliage and variegated houseplants require brighter or direct sunlight to produce photosynthesis.

The secret to success with the Prayer Plant is high humidity.

HALL PROGRAMS

The Arbour Lake Residents Hall hosts various programs through the Arbour Lake Residents Association as well as independent groups. Keep busy and connect with others through our various programs!

Arbour Lake Seniors Group: Tuesdays

Seniors come and enjoy a coffee, play games and socialize with other residents, they meet Tuesdays from 1:00 – 3:00pm in the Arbour Lake Residents Hall and always have a great time. Contact Skip at 403-239-9143 or Jim at 403-239-1628 for more details.

Arbour Lake Book Club: First Mondays

This group meets on the first Monday of each month in the Arbour Lake Residents Hall from 1:00 – 2:30pm. This voluntary group of reading enthusiasts meets to chat about the book the group has read for the month, while getting to know members of Arbour Lake. The book club will be discussing "Little Princes" by Conor Grennan on December 5th. Contact Elizabeth at eliza123@shaw.ca for more information.

Arbour Lake Adult Choir: Tuesdays

If you enjoy singing and would like to be part of a choir, come join us Tuesday evenings from 8:00 – 9:00pm in the Residents Hall. For more information, contact Karen at 403-275-9845.

Child Safe Canada Programs: Child Safe Canada offers various safety programs at the Arbour Lake Residents Hall. Programs are offered throughout the year and include "Strangers & Dangers", "Don't Touch! It's my Body", "Home Alone Safety", and "Red Cross Babysitter Program". For more information or to register, please visit www.childsafecanada.com.

Foxy Kickboxing: This Fitness Class is for Women and run by Women. It is sure to turn you into a "Knockout"! Program runs Mondays 7:15pm – 8:15pm throughout the entire year in the Arbour Lake Residents Hall. For program information, please call 1-888-974-3699 or visit www.foxykickboxing.ca.

Tabata Boot Camp: Get results fast in a fun 8 week Bootcamp. Sessions run Tuesdays & Thursdays 6:30-7:30pm and Saturdays at 8:00-9:00am in the Arbour Lake Residents Hall. Noon hour sessions run Mondays, Wednesdays and Fridays from noon until 1:00pm. For details and to register visit www.tabatawithjudi.com or email tabatawithjudi@shaw.ca. Register now!

Karate For All Ages:

Mondays & Fridays 6-7pm in the Arbour Lake Residents Hall. Register now!

- Children's Karate
- Competition (Sport Karate)
- Traditional Shotokan Karate (for the serious Karate student)
- Self Defence – (Women's Awareness & Self Protection – WASP)

Contact: Marc (403) 991-1821 or Stanley (403) 383-5972

Website: www.shotokankaratecanada.ca

Email: karatearbourlake@gmail.com

Hall Rentals Basics:

Can I rent the hall?

Any person over the age of 21 may rent the hall. The hall can be rented for independent group programs, presentations and personal events such as birthday parties.

When can I book hall rentals?

Hall rentals must be booked at the Lake office Monday – Friday from 9am – 4pm. You must come into the lake office to book your rental as we must go through a rental contract and necessary information with you.

What do I need to rent the hall?

You need your photo ID, payment for the hall rental, and a damage deposit cheque for \$400.00 at the minimum. If you will be having alcohol at your event, you must obtain a liquor license and Party Alcohol Liability Insurance. Proof of these must be given seven days prior to the event.

Where is more rental information?

Website: www.arbourlake.com

Email: hallrentals@arbourlake.com • Phone: 403-241-2628
Lake Office: Monday – Friday 9am – 4pm

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🌐 wrightshandyman.ca

There is no single cat called the panther. The name is commonly applied to the leopard, but it is also used to refer to the puma and the jaguar. A black panther is really a black leopard.

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Not valid with any other discount. Please present this coupon on arrival.

Lake Fees

It's time to pay your annual fees again. **Fees are currently due** but you still have until January 31st to pay your fees interest free. Fees can be paid in person at the lake office by cheque, debit, Visa or MasterCard. Visa and MasterCard payments are subject to a 3.5% convenience fee. Fees can also be paid through online banking by adding Arbour Lake Residents Association as a payee and using your account number listed on your invoice, if you are not sure of your account number, contact the office and they can assist you. Lake fees are mandatory for all residents living in Arbour Lake and you cannot opt out of paying them. If your fees are left unpaid, interest will start accumulating on the overdue balance as of February 1st at a rate of 18% per annum, compounded monthly so be sure to get your payment in before January 31st.

This Year: 25th Anniversary of Arbour Lake Residents Association!

Time flies when you're having fun! This year, we will be celebrating the 25th Anniversary of Arbour Lake. To celebrate, we will be having a huge anniversary celebration in July! There will be live music, prizes and more! Look for Anniversary Celebration details in upcoming newsletters.

Ice at the Lake

Hopefully the January weather will cooperate so we can get as much out of our short winter season as possible. Remember we are dealing with Mother Nature and there may be times when we need to close the ice for maintenance or because of unsafe weather conditions.

The lake will be open on natural ice when ice depths measure between 10" and 15" and the Olympia Zamboni will be used once all test locations reach a minimum depth of 15". Also, please **DO NOT** throw rocks onto the ice surface. Not only can the rocks damage the Olympia (ice resurfer), but they also can create holes in the ice when the sun is out, making the surface extremely unsafe. If the rinks are unsafe that means no skating.

Look for the Flags

- Red flag = Full closure
- Yellow flag = Partial closure. Please call the lake office for specific details.
- Green flag = The lake is open for all activities

General Rules "Helmets Rule at Arbour Lake"

- All skaters under the age of 18 **MUST** wear a helmet while on the ice at Arbour Lake.
- Anyone playing hockey must wear a helmet. **NO EXCEPTIONS**
- Hockey and hockey sticks are only permitted on designated rinks.
- Ice fishing holes will be drilled by Lake Staff only, personal augers are not permitted.

Catch and Release ONLY!

At this time, only catch and release fishing will be permitted at Arbour Lake, until further notice. THERE WILL BE NO KEEPING OF ANY FISH OF ANY SIZE OR KIND! This is a result of Alberta Environment and Parks shutting down all fish stocking within the bow river drainage area, of which Arbour Lake is included. Due to whirling disease found in the Bow River and commercial fish culture operations, the lake will not be stocked indefinitely, and as such, no fish may be kept indefinitely.

Winter Programs Begin!

Our instructors are looking forward to the start of winter programs! All of our students, young and old are bound to have a great time learning how to improve their skating skills. To everyone who registered for winter programs, you are reminded that helmets are mandatory for all participants, parents are to remain at the lake during their child's skating lesson, and no refunds will be issued for classes cancelled, a make-up class will be scheduled by the instructor instead.

Clothing Donation Bin

Have your kids grown out of their new clothes before actually wearing them? Do you have clothes in your closet taking up space that you don't really wear? Arbour Lake Residents Association has a clothing donation bin in front of the lake office, close to the fire lane. Drop off your gently used clothing to help clear up the clutter in your closet. Clothing will only be accepted in bags, dropped inside the container. Please do not leave bags next to the donation bin.



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Arbour Lake Residents Hall Rentals: Please see our website at www.arbourlake.com for rental information or visit the lake office Monday – Friday 9am – 4pm. Email: hallrentals@arbourlake.com Phone: 403-241-2628

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Celebrate Family Day at the Library!

Drop in for activities, storytimes, and more this Family Day. Everyone's welcome to join in the celebration happening at these community libraries:

Country Hills | Crowfoot | Fish Creek | Saddle Towne | Shawnessy | Signal Hill

February 20, Noon- 5:00 pm | No registration required.

#Read150

Canada 150—read 150 books in 2017! Pick up your free *Great Reads 2017* reading guide from any community library in Calgary. It's chock full of incredible reading recommendations for every member of your family. Visit calgarylibrary.ca to find out how you can be entered to win great prizes just for reading!

Bill's Book Café with Evan Woolley

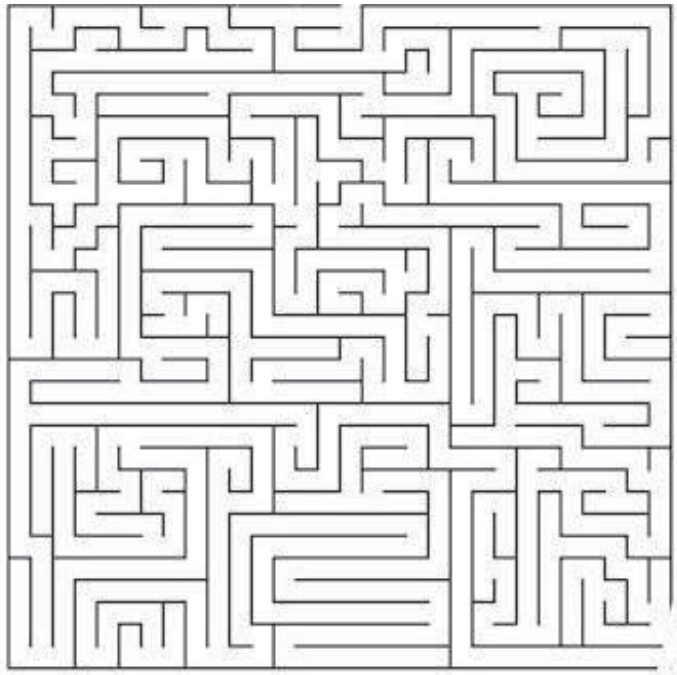
All Calgarians are welcome to join *Bill's Book Café!* Library CEO Bill Ptacek and City Councillor Evan Woolley host a lively discussion of *The Sisters Brothers* by Patrick deWitt.

Alexander Calhoun Library
Friday, February 24 | 7:00 pm

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Happy
New
Year!



New Year's Eve Word Search

- CALENDAR
- CLOCK
- MIDNIGHT
- COUNTDOWN
- RESOLUTION
- PARTY
- JANUARY
- HOURGLASS
- FIRST
- YEAR
- TIME
- CELEBRATION

| | | | | | | | | | | | |
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| U | H | W | H | T | R | K | X | T | H | V | D |
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| M | D | N | I | R | O | B | F | H | Q | R | O |
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| T | C | J | T | T | O | N | V | K | X | H | B |
| C | R | K | T | Y | N | K | B | G | F | W | E |
| L | K | A | X | C | G | F | S | G | P | E | L |
| O | T | S | H | E | Y | S | K | E | Q | A | E |
| C | I | H | O | U | R | G | L | A | S | S | C |
| K | B | F | Y | Z | B | W | T | S | R | I | F |



Name: _____
 Phone #: _____
 Address: _____

Colour the picture
and drop it off at
the lake office for a
chance to win a
great prize!

**The Winner for November 2016 is Aveer Ahuja.
Please stop by the lake office to pick up your prize Aveer!**

EVENTS RECAP

Christmas Craft Fair

This was the first time Arbour Lake Residents Association has hosted the Arbour Lake Christmas Craft Fair. The Residents Hall was filled with tables of crafts and products to satisfy the most difficult to shop for at Christmas. The concession and table entry fee raised a total of \$415 for the Calgary Women's Emergency Center. Thank you to all of our vendors and those who attended the craft fair!



Pictures with Santa

Over 60 families came out to get pictures with Santa before his busy season at the North Pole! Residents enjoyed hot chocolate, wagon rides and Christmas cookies while the choir performed Christmas songs that got everyone in the Christmas Spirit. Thank you to everyone who brought toys for the toy drive! Toys collected were donated to *The Magic of Christmas*, which brings the Christmas Spirit to those in despair during the Christmas season. Congratulations to Amanda Tanney, who won the tablet draw prize for bringing a toy donation! From the sale of hotdogs, \$80 were raised for November. Thank you to our volunteer photographer, David, as well as our volunteers Danni, Adrian and Kennedy! Lastly, a huge thank-you to Santa, for making time to volunteer and visit us right here in Arbour Lake!



Practicing Ice Rescues

You may have noticed that the lake had the firefighters visiting several times in November. This was not because of fire, but rather to practice ice rescues while the ice was still forming. Arbour Lake Residents Association is always happy to assist our local firefighters and police.



November was a busy month for our Scout groups. The Cubs went on a great hike to Troll Falls in Kananaskis, where the kids discovered the beauty and mystery of the natural surroundings. During the Scout Investiture night, the children made woggles and the new scouts were invested into the troop. The week after, they got together to make LED Christmas Trees. All it took was a little time, some soldering and lots of patience.



IN & AROUND SCHOOL

St. Ambrose School

Students and staff at St. Ambrose are excited to be back in 2017! It did not take us long to get back to our routine after the holidays. January brings new activities – we are in the midst of our basketball season. Our annual Storm Basketball Tournament celebrates the athletic talents of our students. Our Fine Arts team is now looking ahead and are now planning for our spring evening gala.

In January, our elementary students also came together to support the community and chose to participate in: "Fill a Sock, Fill a Need". As we brave the cold winter months, we at St. Ambrose try to touch the lives of those in need. We would like to extend our deepest thanks for all the support we received towards this social justice project. It was an awesome sight to see the many pairs of socks filled with daily necessities. The spirit of giving continues and for this we are very thankful!



Help us help others.
Join Calgary Mountainview Lions Club
Make new friends while making the world a better place.
Meetings 2nd and 4th Tuesdays each month
Phone Sandra Rowe at 403-226-1435



Councillor, Ward 2
Joe Magliocca
 403-268-2430
 Joe.Magliocca@calgary.ca
 Calgary.ca/ward2
 Facebook: Joe Magliocca
 Twitter: @Joe_Magliocca

Happy New Year! I know for many residents of Ward 2, the past year has been very difficult. I am pleased to report that prior to the New Year, City Council unanimously approved Adjustments to the 2017 Budget which includes relief in taxes and fees to support Calgary home owners and businesses. This includes:

- Property tax freeze for 2017;
- Elimination of the Green Cart program fees for 2017; and
- A sliding scale for Calgary Transit's Low Income Monthly Pass based on income which will be implemented in the second quarter of 2017.

City Council also set aside \$15 million from the Fiscal Stability Reserve to assist Calgary businesses facing challenges due to the economic downturn. Administration will report back to Council early in the New Year with options for Council to consider around utilizing the funds.

Over 11,000 Calgarians provided feedback on the proposed changes to the Community Standards Bylaw, of which City Council has approved. The bylaw regulates neighbourhood nuisances, safety and liveability issues. The approved amendments address citizen concerns related to outdoor concert bass sound levels, wood-burning fire pits, upkeep of properties and delivery of unwanted items.

Council has also given approval of amendments to the Livery Transport Bylaw. These amendments will provide Calgarians with more transportation choices while maintaining public safety.

I'm very glad to see that 144th Avenue NW was opened to traffic between 14th Street NW and Centre Street. Although this is not the final alignment, I am really pleased to see that this section is open as it provides another exit out of Evanston.

Joe's Tip

Stay informed about parking bans this winter by subscribing to email alerts at Calgary.ca/snow, following @yyctransport on Twitter, calling 311 and watching local news or listening to the radio.



Arbour Lake
 Real Estate Update
 Last 12 Months Arbour Lake
 MLS Real Estate Sale Price Update

| | Average Asking Price | Average Sold Price |
|----------------|----------------------|--------------------|
| November 2016 | \$484,900.00 | \$466,000.00 |
| October 2016 | \$584,450.00 | \$540,250.00 |
| September 2016 | \$509,900.00 | \$495,500.00 |
| August 2016 | \$529,900.00 | \$538,000.00 |
| July 2016 | \$506,700.00 | \$499,750.00 |
| June 2016 | \$479,900.00 | \$470,000.00 |
| May 2016 | \$449,900.00 | \$435,000.00 |
| April 2016 | \$499,900.00 | \$481,000.00 |
| March 2016 | \$509,000.00 | \$495,000.00 |
| February 2016 | \$534,950.00 | \$530,000.00 |
| January 2016 | \$452,450.00 | \$437,250.00 |
| December 2015 | \$519,000.00 | \$503,000.00 |

Last 12 Months Arbour Lake
 MLS Real Estate Number of Listings Update

| | No. New Properties | No. Properties Sold |
|----------------|--------------------|---------------------|
| November 2016 | 9 | 5 |
| October 2016 | 4 | 6 |
| September 2016 | 11 | 8 |
| August 2016 | 14 | 11 |
| July 2016 | 13 | 12 |
| June 2016 | 11 | 11 |
| May 2016 | 14 | 9 |
| April 2016 | 9 | 8 |
| March 2016 | 5 | 13 |
| February 2016 | 11 | 4 |
| January 2016 | 14 | 2 |
| December 2015 | 8 | 7 |

To view more detailed information that comprise the above MLS averages please visit arbour-lake.great-news.ca

REAL ESTATE COUNCIL OF ALBERTA



Ask Charles

I'm selling my home, and the potential buyers also want to use my real estate professional to represent them. Is that allowed?

To submit a question, email askcharles@reca.ca.

Yes, that's allowed. The situation you're referring to is called transaction brokerage. Transaction brokerage is a service option when your real estate professional represents a buyer client interested in purchasing the property in which you are the seller client. The reverse is also true – transaction brokerage is a service option when you're interested in buying a property and the property's seller is also represented by your real estate professional.

When a real estate professional works on behalf of only one client in a transaction – the buyer or the seller - they have legal responsibilities, which include:

- undivided loyalty to their client
- acting in their client's best interest at all times
- the duty to avoid conflicts of interest
- the duty to disclose conflicts of interest when they arrive.

Transaction brokerage changes the services your real estate professional is able to provide to you and to the other party in the transaction. A real estate professional who is working with both the buyer and the seller in a transaction cannot fulfill all of their legal responsibilities because there is a conflict between the best interests of the buyer and those of the seller. The buyer wants to pay as little as possible for the property, while the seller wants to sell their property for the highest possible price. It is impossible for a real estate professional to advocate for and represent the best interests of a buyer client AND seller client in the same transaction.

This is when and why transaction brokerage becomes an option. In transaction brokerage, the real estate professional will provide facilitation services to you and the other party. These services include:

- helping the buyer and seller negotiate an agreement
- giving the buyer and seller property statistics and information, including comparative information from listing services and local databases
- providing and preparing agreements of purchase and sale, and other relevant documents according to the buyer and seller's instructions

A transaction facilitator has to treat both parties in an even-handed, objective, and impartial manner. They must remain neutral, not advocate for either you or the buyer, and they cannot provide confidential advice.

Before a real estate professional proceeds with transaction brokerage, both the buyer and the seller need to provide their informed consent by signing an *Agreement to Represent both Buyer and Seller*. Informed consent means each client understands the facts, implications, and future consequences of providing their consent. You do not have to consent to transaction brokerage. If you don't consent to it, or the other party doesn't, there are other options available to you such as seeking representation from a different real estate professional.

"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta.

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NEIGHBOURHOOD CONFLICT? Community Mediation Calgary Society (CMCS) is a no cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.

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Arbour Lake mybabysitterlist

| Name | Age | Contact | Course |
|----------|-----|--------------|--------|
| Ameena | 15 | 587-437-8689 | Yes |
| Angela | 15 | 403-288-3410 | Yes |
| Bailie | 16 | 403-210-0113 | Yes |
| Brenda | 50 | 403-208-3623 | Yes |
| Callie | 16 | 403-519-8835 | Yes |
| Emily | 17 | 587-777-5046 | Yes |
| Gabby | 22 | 403-667-7276 | Yes |
| Heila | 13 | 587-968-1599 | No |
| Julia | 58 | 403-547-0380 | Yes |
| Kate | 21 | 403-703-2669 | Yes |
| Madison | 15 | 403-241-9188 | Yes |
| Maria | 17 | 403-615-3797 | Yes |
| Maria | 17 | 403-615-3797 | Yes |
| Megan | 15 | 403-241-5152 | Yes |
| Meghan | 15 | 403-239-2179 | Yes |
| Michelle | 14 | 403-208-0918 | Yes |
| Naomi | 17 | 403-615-9834 | Yes |
| Naomi | 17 | 403-615-9834 | Yes |
| Nikita | 12 | 587-227-9483 | Yes |
| Yuna | 16 | 587-969-7816 | Yes |

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Calling All PARENTS

Visit mybabysitter.ca and find available babysitters in and around your community.

Disclaimer: We recommend for your own peace of mind that references be checked when choosing your babysitter. This babysitter list is provided as a service to the community and is governed by the terms & conditions outlined at mybabysitter.ca.

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Learning Opportunities Ahead

Talking About Dementia with Dr. David Hogan

Gain a better understanding of Alzheimer's disease and related dementias. Dr. David Hogan will lead an informative presentation and answer some questions from the audience. As a local expert on dementia, Dr. Hogan is the Medical Director of the Cognitive Assessment Clinic and holds the Brenda Strafford Foundation Chair in Geriatric Medicine at the University of Calgary. The Alzheimer Society of Calgary will also share information on the programs and services available to help you.

This is a fantastic opportunity for people looking to learn some excellent, introductory information about Alzheimer's disease or related dementias, or who may be searching for additional support, resources, hope and inspiration. There is no cost to attend but registration is required.

Saturday, January 28th 10 a.m. – 12:00 p.m.

Delta Calgary South (135 Southland Drive SE)

Register today

Visit www.alzheimercalgary.ca

Call (403) 290-0110

Email info@alzheimercalgary.ca

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