

FEBRUARY 2016

YOUR OFFICIAL COMMUNITY NEWSLETTER

# INSIDE EDGE

BRINGING EDMONTON RESIDENTS TOGETHER

卡城華人耆英會西北關懷小組 **CHINESE SENIORS GROUP** PAGE 10  
猴年春宴 **YEAR OF THE MONKEY** PAGE 16



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Who knew the dentist's office was so relaxing? Experience sedation dentistry and find out how comfortable your dental visit can be.



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 **EDGEMONT**  
**VETERINARY CLINIC**

Dr. Catherine Kerr and Associates

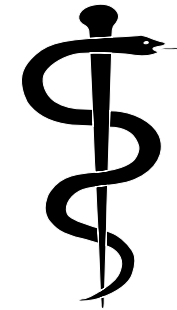
**LOVE YOUR PET AS MUCH AS THEY DESERVE THIS VALENTINES DAY**

**Do you have a question regarding your best friends health?**

Our friendly, trustworthy team are here to help you give your pet a happy, healthy life.

Contact us today to schedule your appointment.  
403.239.4657 | [www.edgemontvet.ca](http://www.edgemontvet.ca)



## Dr. Lawrence Ko

B.Sc. (Pharmacy), M.D.  
(2004, Queen's University, Kingston, Ontario), CCFP

wishes to announce the opening of his **Family Practice** to join Drs. Charles Yam and Vincy Yam

**New Patients Welcome**

For appointments please call  
**403-241-2893**  
225-45 Edenvold Drive NW  
Calgary, AB, T3A 3S8

# It just doesn't get better than this

OUR JOB IS TO KEEP IT THIS WAY



Your city employees want to start the new year with a big *Thank You* for appreciating our efforts in keeping Calgary clean and green. You gave our garbage and recycling teams a *97% satisfaction* rating last year.

**CUPE**  
Calgary's city employees

Making your city  
work for you

And we'd also like to thank the City for reaffirming their commitment to keeping this service public — and saying *No Thank You* to a for-profit service that would have cost taxpayers 5-20% more!

**Here's to another great year, in Canada's greatest city.**

Photo by Jeff Wallace: facebook.com/jeffwallacephotography/  
Courtesy of Flickr Creative Commons: creativecommons.org/licenses/by-nc/2.0/adapted



Edgemont Community Association  
33 Edgevalley Circle NW  
Calgary, AB – T3A 4X1  
Phone: 403.239.1211 | Fax: 403.547.5799  
office@edgemont.ab.ca | www.edgemont.ab.ca  
Facebook: Edgemont Community Association  
Twitter: @EdgemontCA

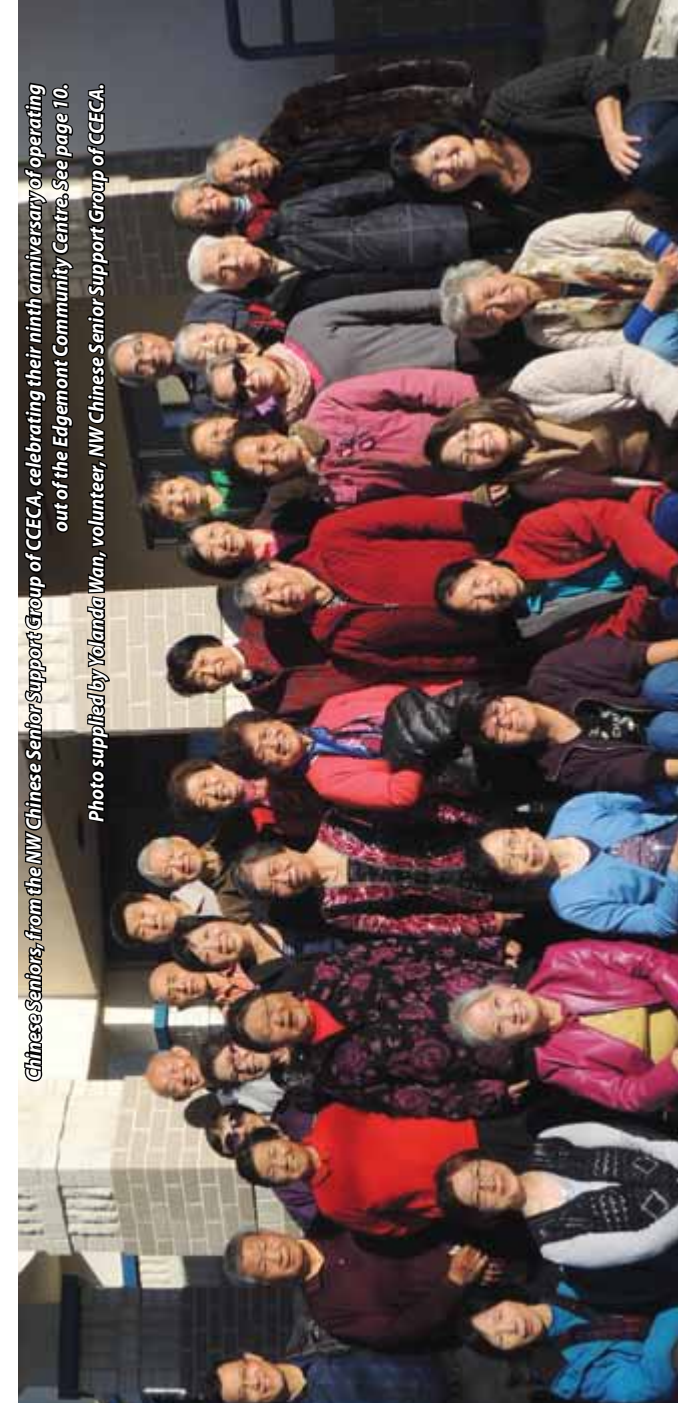
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Chinese Seniors, from the NW Chinese Senior Support Group of CCECA, celebrating their ninth anniversary of operating out of the Edgemont Community Centre. See page 10.  
Photo supplied by Yolanda Wan, volunteer, NW Chinese Senior Support Group of CCECA.

**GREAT NEWS PUBLISHING HAS BEEN PROUDLY SERVING EDMONTON FOR 9 YEARS!**

# Edgemont Community Association



33 Edgevalley Circle NW, T3A 4X1 • Phone: 403-239-1211 • Fax: 403-547-5799 • Email: office@edgemont.ab.ca

Web: www.edgemont.ab.ca • Facebook: Edgemont Community Association • Twitter: @EdgemontCA

Business Hours: Monday to Friday 9:00 am - 5:00 pm

## VOLUNTEER BOARD OF DIRECTORS 2015/16

Lorraine Wiercinski	President	president@edgemont.ab.ca
Phil Durrant	1st Vice President	buildingadmin@edgemont.ab.ca
Doug Crapo	2nd Vice President	areaplanning@edgemont.ab.ca
Mike Snider	Treasurer	treasurer@edgemont.ab.ca
Brett Redpath	Secretary	secretary@edgemont.ab.ca
Elaine Scobie	Past President	pastpresident@edgemont.ab.ca
Jeff Edwards	Social/Volunteers	volunteers@edgemont.ab.ca
Judy Hunt	Communications	communications@edgemont.ab.ca
Brent McConnell	Communications	communications@edgemont.ab.ca
Jane Coates	Sports	sports@edgemont.ab.ca
Bruce James	Services	services@edgemont.ab.ca
Beverley Johnson	Special Projects	specialprojects@edgemont.ab.ca
Dora Lam	Director at Large	director2@edgemont.ab.ca
VACANT	Director at Large	director@edgemont.ab.ca
VACANT	Safety	safety@edgemont.ab.ca

## STAFF

Barbara Meehan	Office Administrators	office@edgemont.ab.ca	403-239-1211
Jenn Louis		membership@edgemont.ab.ca	403-239-1211
		rentals@edgemont.ab.ca	403-239-1211

## OTHER CONTACTS

Cst. Benzy Bawal	Community Resource Officer	Pol4617@calgarypolice.ca	403-567-6742
LEAF	LEAF Team	AskLeaf@edgemont.ab.ca	403-239-1211
Judy Hunt	The Inside Edge Submissions	InsideEdge@edgemont.ab.ca	403-239-1211
Cari Middleton	Casino Coordinator	edgemont_volunteers@outlook.com	
Norma Becker	Edgemont Elementary Rep.		403-239-1211
Michelle Choi	Tom Baines Jr. High Rep.		403-239-1211
Sabrina Wong			
Fazeela Mulji	Sir Winston Churchill High Rep		403-239-1211
Keller Strategic	Webmaster	communications@ab.ca	403-239-1211

## Edgemont Community Centre

Need a special event room?

### The Panorama Room: Capacity 200

- Beautiful mountain view
- Landscaped gardens
- Full kitchen facilities attached
- Round tables, upholstered seating



For more information call  
**403-239-1211**

### The Mountain View Room: Capacity 70

- Mountain view
- Wood floor
- Upholstered seating

### The Board Room: Capacity 20



Consider The Edgemont Community Centre

## FOR YOUR NEXT SPECIAL EVENT!

Call 403-239-1211 for more details

www.edgemont.ab.ca • rentals@edgemont.ab.ca

### The Panorama Room Capacity 200

- Beautiful mountain view
- Landscaped gardens
- Full kitchen facilities attached
- Round tables, upholstered seating

### The Mountain View Room Capacity 70

- Mountain view
- Upholstered seating
- Wood floor

### The Board Room Capacity 20



## Board of Directors' Meet and Greet

Saturday, March 5, 2016

10:00 a.m. – Noon

Edgemont Community Centre

### Share your thoughts and visions

- What would you like to see in Edgemont?
- How can we change our community to make it even better?
- Want to volunteer to help make change?

It's a casual, drop in session. Refreshments will be served.

Mark your calendars so you don't miss out.



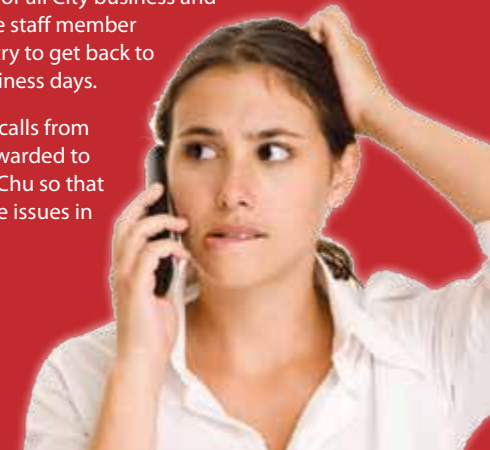
## Questions for the City of Calgary? Want action?

Roads? Parks? Boulevard trees? Dandelions? Dogs?

If you have any questions about these and any other City of Calgary responsibilities, just phone 3-1-1

The objective of the 311 phone number is to provide a single contact for all City business and inquiries, and the staff member responsible will try to get back to you within 2 business days.

A list of all 3-1-1 calls from Edgemont is forwarded to Councillor Sean Chu so that he is aware of the issues in our community.





## Migrants of Yesterday and Today

Contributed by Carol Mumey, an Edgemont resident, community volunteer.

Immigration is a hot topic these days; it surfaces cyclically as the concept of *mass* migration becomes a news hotspot. Of course, mass migration is not *news*; it's as old as the hills. Wikipedia states: "Early human migrations...began 2 million years ago with the migration out of Africa of *Homo erectus*...followed by the migrations of other pre-modern humans."

The causes and effects of human migration fascinate me. I come by that naturally; I myself became a Canadian immigrant in the year 2000. My mom is only a second-generation American; both her parents were born in Slovakia. My and other families' histories of migration makes the topic compelling to me each time new statistics are released. Current Edgemont and Calgary immigration statistics are available in *The City of Calgary Community Profiles Part A - Demographics and Part B - Community Character*.

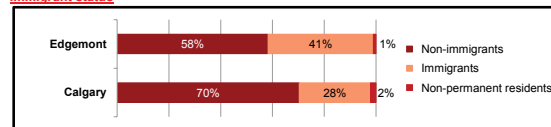
<http://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Edgemont.aspx>

What do these statistics show about Edgemont and Calgary immigration trends in the current day? Here are a few highlights:

### Immigration and Citizenship Status

Here in Edgemont we immigrants are more numerous than the Calgary average, but more of us have also become citizens than is average for Calgary.

Immigrant status



Source: National Household Survey, 2011

In 2011, Edgemont's population was 16,020 persons. Of those, 41% (9,340 persons) were immigrants. At the same time, Calgary's population was just over 1 million, 28% of whom were immigrants. In Edgemont, 92% of the population were citizens of Canada. In Calgary, that statistic was 90%.

According to Statistics Canada, in 2014, 54% of newcomers to Calgary were from international markets.

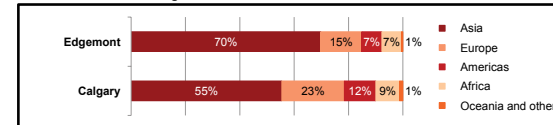
That puts inter-provincial migration at 46%. Clearly, Canadian migrants are on the move too!

The net benefits of all this moving around are numerous. To name just one, immigrants are helping to close the Alberta worker shortfall which in 2011 was projected to stand at about 77,000 over the subsequent ten years.<sup>1</sup> This will ensure a healthy tax base, especially as baby boomers age.

### Continent of Birth

As opposed to prior centuries when most new immigrants to Canada came from Europe or the U.S., today's majority stem from Asia, with Europeans still a strong second.

Continent of birth of immigrants



Source: National Household Survey, 2011

The 2011 snapshot shows that 70% of immigrants to Edgemont were from Asia and 15% from Europe. For Calgary as a whole, that figure was 55% from Asia and 23% from Europe. Among recent immigrants (defined as those arriving between 2006 and 2011), the statistics are very similar.

### Generation Status

Time and again, when I speak to fellow immigrants, their kids, and grandkids, talk turns to our families' histories of migration. A *first-generation* Canadian, like I am, is defined as a Canadian permanent resident or citizen who was born outside Canada. A *second-generation* Canadian is one born in Canada who has at least one parent born outside Canada. Finally, a *third-generation* Canadian is one who has both parents born in Canada, and ancestors born outside Canada.

Generation status of immigrants and non-immigrants

Edgemont			Calgary		
	Number	Per cent		Number	Per cent
Population in private households	16,015	100%	Population in private households	1,082,230	100%
First generation	6,705	42%	First generation	325,540	30%
Second generation	3,895	24%	Second generation	235,720	22%
Third generation or more	5,415	34%	Third generation or more	520,970	48%

Source: National Household Survey, 2011

**Definitions:** *First generation* includes those who were born outside Canada. *Second generation* includes those who were born in Canada with at least one parent born outside Canada. *Third generation or more* includes those who were born in Canada with both parents born in Canada.

In the report, 42% of Edgemont immigrants are first-generation versus 30% of Calgary immigrants. Second-



## President's Message

Lorraine Wiercinski  
president@edgemont.ab.ca

Well, it's February and we have been blessed with a very mild winter so far. Fingers crossed it stays with us.

I've been receiving messages regarding the LEAF petition and would like to clarify some additional points. The LEAF initiative is a "residents initiated" petition. What this means is that we have community residents who wanted to engage the community in the LEAF program. To be clear, LEAF is not an ECA board initiated program, however the board's position is to support the demonstrated majority of Edgemont residents and at this time there is a 67% (homeowners) community support for LEAF.

The No LEAF initiative is also a "residents initiated" petition. It is incumbent upon the No LEAF residents to follow the same process of door to door canvassing to have the petition withdrawn. The No LEAF must receive the same 67% (homeowners) approval. This is clearly stated in last month's and this month's Inside

generation immigrant proportionality is similar between Edgemont (24%) and Calgary (22%) as a whole.

No matter where my friends' families emigrated from or when, I almost always hear common themes such as intergenerational educational progress (for example, developing skills as trades people or university graduates), interesting mixtures of Canadian and other cultures, and lasting honor paid to the ancestors who had the courage to come to Canada, often alone, and to forge a whole new life for themselves and their descendants.

*Carol Mumey hopes to see many immigrants and non-immigrants at the ECA 2016 Chinese New Year Banquet on Sunday, Feb. 14! For more information, please phone the ECA at 403-239-1211.*

<sup>1</sup>Government of Alberta, Alberta Immigration Progress Report 2011, p 2

Edge message from Councilor Chu. The date for this No LEAF petition to be completed is March 1<sup>st</sup>, and should the No LEAF reach the 67% mark and is vetted and accepted by the City of Calgary, then there will not be a LEAF program this year.

The Edgemont community is in a waiting period until there is a final decision regarding LEAF. Should the program be accepted by the community, then final approval will be discussed in conjunction with all other LEAF programs at a City of Calgary council meeting in late March/early April 2016.

Again, we have a lot going on in Edgemont in the coming months:

- Although we have officially welcomed in 2016, the Chinese Zodiac New Year is yet to come. This year it falls on February 8, and will be welcoming in the Year of the Monkey. Check the enclosed zodiac to see what sign you are!
- This year the ECA will be jointly hosting a Chinese New Year Banquet on February 14th. Secure your tickets early to ensure that you can be part of the celebration of the Year of the Monkey. Tickets can be purchased at our ECA Office and at Edgemont City Asian Cuisine.
- Our adhoc community historian, Elaine Scobie shares the story behind the Edgemont Elementary school and the Community Centre. Great insight on how opportunities come together.
- 1 World 2016 will be celebrated on February 18, 2016. Come in from the cold and be awed by the talent and diversity in our community, a wonderful event chaired by Board member Bev Johnson.
- One of our community volunteers, Carol Mumey, wrote a great follow-up article on immigration and migration in Edgemont based on statistics published in the City of Calgary Community Profiles.
- We supported 12 families through our Food Hamper Program which involved over 50 volunteers including the 193<sup>rd</sup> Scout Troop here in Edgemont. Each year the Scouts have helped with the ECA Craft Sale and ECA Hamper Program. Thank you so much for your efforts. The community appreciates all that you do to make Edgemont great. Our volunteers are the best!

From all of us on the Board, keep your ideas coming! Edgemont is truly your community!

*"Edgemont, one Calgary's most desired communities!"*

**"For thousands of homeowners, polybutylene plumbing has become a recurring nightmare."**

- Ed Bradley, CBS-60 Minutes

Polybutylene (also known as PB or Poly-B) pipe is a flexible, grey pipe that was used in several million homes built from 1970 to the mid-1990s. Due to problems with leaks, Poly-B water pipes are no longer accepted by United States or Canadian building codes and have been the subject of class action lawsuits in both countries. Poly-B fails without warning because it breaks down from the inside of the pipe over time, which can result in sudden catastrophic damage or severe structural damage including mold if a pipe has been leaking for some time without detection. The older the pipe, the more likely it is to fail. Not replacing Poly-B in a home has a 60% probability of failure within 20 years, which further increases over time.

Modern West Plumbing & Heating specializes in the complete turn-key removal of Poly-B in your home by a professional, courteous, and experienced team including a Master Plumber. Replacing this pipe in your home will protect your investment and your personal belongings, save thousands on repairs, and add significant value to your property.

Call today to schedule your **FREE** consultation & evaluation

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OFF ANY HOUSING  
REPIPE OR  
BOILER SYSTEM**

*Limited Time Offer - Call Today!*

## UNITY THROUGH COMMUNITY

### Calgary Chinese Elderly Citizens' Association (CCECA)

卡城華人耆英會西北關懷小組

**NW Chinese Senior Support Group of CCECA** at the Edgemont Community Centre is the only satellite outreach program in Calgary run by the *Calgary Chinese Elderly Citizens' Association* (CCECA). CCECA is a non-profit social service organization that has been serving seniors and new immigrants citywide since 1985. Based out of a downtown location, it provides a variety of services and programs from social activities and community support to health services. In its 10<sup>th</sup> year of operation, this Chinese seniors' drop-in program welcomes all Chinese Seniors over 50 years of age. They can speak either Mandarin or Cantonese but they must live in NW Calgary. This program provides a supportive environment and encourages life style changes and integration into mainstream society. Their activities include singing, dancing, exercise, news reporting, games and pot luck. Mondays 10 – Noon.

**招募組員  
西北關懷小組  
NW Chinese  
Senior Support  
Group**

**Recruitment**

The Calgary Chinese Elderly Citizen's Association  
卡城華人耆英會

Gathering Day: Every Monday  
聚會日期: 逢星期一  
Time: 10:00 am - 12:00N  
時間: 上午十時至中午十二時  
Place: Edgemont Community Association  
地點: 33 Edgevalley Circle N.W.  
Content: Singing, dancing, exercise, news reporting, games, sharing and potluck  
內容: 唱歌、跳舞、運動、資訊分享、遊戲及聚餐等

Welcome all North West Chinese older adults who speak Cantonese or Mandarin to join our support group for networking and mutual support. Group members are required to hold a current CCECA membership and pay the group fee.

歡迎居住於西北社區, 操廣東話及國語的長者參加, 藉此建立友誼, 增強支援網絡。  
入組需繳付耆英會當年會費及一次性組費。  
查詢及報名請致電卡城華人耆英會(403)269-6122。

## UNITY THROUGH COMMUNITY



Contributed by  
Beverley Johnson  
ECA Director, Special Projects

### 1 WORLD 2016



**February 18<sup>th</sup>  
6:30-8:30 pm**

**Foothills Alliance Church  
333 Edgemark Blvd. NW**

COME IN FROM THE COLD  
AND BE AWED BY THE  
TALENT AND DIVERSITY IN  
OUR COMMUNITY:

EDGEMONT SCHOOL will  
celebrate the CANADIAN  
tradition of CARNAVAL

TOM BAINES students will dazzle you with performances, booths, and videos celebrating the unique cultures of their student body.

MOTHER MARY GREENE will be there to showcase the diversity and talents of their students

SIR WINSTON CHURCHILL STUDENTS will showcase the wonderful resources offered by the CALGARY PUBLIC LIBRARY and SWC High School.

NW Chinese Seniors Support Group of CCECA line dancing at 1 World 2014.



THE POLICE community liaison officer for Edgemont and the Calgary Police diversity unit will be on hand to educate you on how they work with your community to strengthen it.

LEARN how our local churches, the Calgary Immigrant Women's Association, the Calgary Chinese Elderly Citizens Association, BOWEST, Calgary Neighbourhood Services, Scotiabank, The Rotary Club, Alberta Health Services and the University of Calgary support our new and long term residents.

Then just when you thought it couldn't get any better, your very own ECA and local restaurants will tempt your taste buds with delectable delights

AND  
IT'S ALL FREE  
SO PLEASE JOIN US



### Miracles Beauty and Wellness Centre Inc.

Locally owned business in the heart of Hidden Valley (14 St and Hidden Valley Drive NW)

We offer hair and spa services for men, women and children  
January, February and March are going to be hard economic times for many  
business and families in our community...

**Miracle Beauty and Wellness Centre Inc. would like to offer  
you \$10 or 10% off your next service with this coupon.**

Expires March 31, 2015



# PROGRAMS AT EDGEMONT COMMUNITY CENTRE

## CHURCH SERVICES

### Northwest Community Church

(nwcchurch.ca)

Sundays 10:30am -Noon

Contact: Pastor Jeff Edwards @ 403-616-6480

Email: pastor@nwcchurch.ca

### The City of God Ministry

Sundays 2pm-4pm

ESL & Financial Counseling

Contact; Pastor Praise 587-703-8441

Email: faithhouse2011@gmail.com

### Calgary True Light Gospel Church

(城真光福音教会)

Mandarin service every Sunday at 10:30AM.

Contact: Pastor Chris Xu 587-703-8443

### Victory Chapel International

Sundays 1-3pm

Phone: ECA 403-239-1211 for details

## CHILDCARE

### Edgemont Edusarc

Before and after school age program servicing the Edgemont Elementary School

Please call Judy at 403-241-0131 or email edusarc@gmail.com.

### Kaleidoscope Kids

Preschool for ages 3-4 years.

Mon – Fri. Starts

Contact: 403-547-1020

www.kaleidoscopekidspreschool.com

### Little Lamb Playgroup Drop In

For parents and tots (ages 4 and under)

Every other Friday 11:15 – 1 pm

## PROGRAMS FOR CHILDREN & YOUTH

### Scouts

Contact Ross at 403-208-8778 or Neil James 403-288-2705

### Flourish Yoga

Yoga classes for youth and teens

Contact Krista at 403.874.4127

Register: www.flourishyoga.ca

### Rhythmic Gymnastics

Wednesdays

h.palmer@shaw.ca for info

### Philatelic Society

Youth stamp collecting

Meets 2nd Saturday/month

Contact: ECA at 403-239-1211

### The Casey O'Loughlin Academy of Irish Dance

Saturday mornings, 9:15 -10:00am for ages 4 and up.

For more information or to register, 403-520-0059

Email:caseyoloughlin@academy.com

### Art drawing class

Thursday, Saturday, Sunday classes for ages 5 and up. Includes cartoon, sketch, watercolor painting.

www.calgary.icoc.cc or call 587-889-8685

### First Serve Tennis

Jeff 403-441-6870

www.firstservetennis.ca

### Sportball

Tuesday 9:45-11:30am & 4-6pm

Children ages 2-8 years

www.sportball.ca/Calgary

### Drawing @ Young Rembrandts

Wed 3:45 -7pm for ages 3.5 to 12

Brand new Fall session! With over 25

years of experience and our unique step by step drawing process, students can expect a fun, new lesson every week and improved art skills. Parents can expect increased attention to detail, improved fine motor skills, discipline, persistence and patience. Call 403-457-3729 or calgary@youngrembrandts.com.

### Zumba Kids

Thursdays 4:30-5:30pm

Exciting, high energy class for kids 6-12 years old. Sure to keep them engaged while dancing to the newest hits and playing fun, active games

Contact: spinchica@hotmail.com

**Music with Joyce:** Cantonese music class - adapted from "The Music Class (TMC)" program.

For infants to preschoolers. Each class has between 6-12 students, siblings welcome.

Each session is animal themed and runs for 10 weeks. Class is 45 min long. www.MusicWithJoyce.com. Fridays, 6:30 – 8:30 pm

### Life Song Yoga - The Little Yogi

Wednesdays, 4-5 pm

Email: magshull@hotmail.com

Call: Maggie Hull 403-464-4239

### English Writing Program

Mondays, 4-6 pm

An enrichment program for Grade 6-9 students. Taught by experienced and specialized teachers following the curriculum of the province. Enhances young writers' abilities.

Beyond Education Academy 403-903-8619 www.beyond-edu.com info@beyond-edu.com

# PROGRAMS AT ECA cont'd

### Little Lamb Playgroup

For parents and tots (ages 4 and under).

Come out and play, meet new friends, bring toys that you are willing to share.

Bi-weekly on Fridays 11:15 – 1 pm.

Feb 5 & 19, Mar 4 & 18, Apr 1 & 15.

Call 403-239-1211

Email: office@edgemont.ab.ca

### Edgemont Soccer

www.edgemontsoccer.ca

### Northside Soccer

www.northsidesoccer.ca

### Mavericks Football

www.mavericksfootball.ca

### Calgary Minor Basketball Association

www.cmba.ab.ca

### Other Programs

Include preschool sports, soccer.

Contact: ECA at 403-239-1211 for info

## PROGRAMS FOR ALL AGES

### One Step Ahead Dance Studio

Ballet, tap, jazz, hip hop. Adult and youth

Contact: Melinda @ 403-247-3607

### Life Song Yoga for the Whole Family

• Parent and Tots classes

• Kids Yoga ages 6-9

• Family Yoga

• Adult Classes/Gentle Yoga

• Core Conditioning (Yoga based, non-aerobic fitness class)

Contact:

Wanita@lifesongyoga.ca

www.lifesongyoga.ca

Tuesdays 2-3-pm Fridays 9-11 am

### Karate

Youth and Adults

Contact Doug at 403-560-4508

### Bunbukan Karate

Sensei Alan Colter, has been teaching all ages and skill levels for more than 16 years, and is a Chief Youth instructor at the U of C since 2007.

Wed. 6-9:30 pm all year long.

Variety of classes and levels, all welcome, try a class FREE. Contact: Alan Colter at 403-274-3535 Email: info@bunbukan.ca.

www.bunbukan.ca

### Bollywood Dancing

Wednesday 7:30-8:30pm

Mind, body and soul exercise program.

Adults and children.

Contact: 403-246-5739

Email: contact@sparqproductions.com

## PROGRAMS FOR ADULTS:

### Learn Spanish

Take the challenge of learning Spanish.

For details, pricing and class schedules:

www.spanishmania.ca or 403-475-6162

### Toastmasters

Every Saturday from 9:30 to 11:30

Contact: Shaila Khan

speakersedgetoastmaster@gmail.com

### Alcoholics Anonymous

Meet every Friday 7pm-9pm

Contact: ECA 403-239-1211

### Megan Fitness

Wed. 7:45 – 8:45pm

Contact: ECA 403-239-1211

### Rose Ngan Fitness

Mon. 7:45 – 9:15pm

Contact: ECA 403-239-1211

### Zhan Fitness

(in Mandarin)

Tues. 7:15 – 8:30pm

Contact: ECA 403-239-1211

### NW Chinese Senior Support Group of CCECA

卡城華人耆英會西北關懷小組 Drop-in for those who are 50+ and speak Chinese (Cantonese/Mandarin).

Singing, dancing, exercise, news reporting, sharing games and pot luck.

Restarts Feb 22

Contact: 403-269-6122

### Silk Road Chinese Folk Dance Class

NEW CLASS Thurs 6-8 pm

silkroaddance88@gmail.com

403-510-9059

# ECA Christmas Hampers were delivered to 12 grateful families on December 19.

## A special thank you to everyone who donated to this effort:

Edgemont School, Tom Baines School, Northwest Community Church, Westminster Presbyterian Church, 193<sup>rd</sup> Edgemont Scouts, Scotia Bank, Drs. Michael and Sandra Pannell at Edgepointe Dental Centre, Dr. Dan Meyer at Edgemont Dental Centre, EDUSARC, Hamptons Homeowners Association, Dairy Queen, Alderman Sean Chu's ward office, E. Pratt, the Neisbolt Family, and the Edgemont Community Association.

# WHAT'S HAPPENING IN EDMONT



## A Message From Your Volunteer Coordinator

Jeff Edwards • 403-616-6480  
volunteers@edgemont.ab.ca  
pastor@nwcchurch.ca

Happy February all my Edgemont friends and neighbours,

Thanks again to all the volunteers who wrapped and delivered **Christmas hampers** on December 19. Over 50 volunteers showed up early that Saturday morning to do some great work. *See the pictures of us at work.* With Christmas cookies as fuel and Christmas carols as ambience, we set to work sorting and wrapping. At the end, twelve tables were full of presents and food. If you are interested to help in 2016, let me know and I'll add you to my email list.

Here are the current needs for volunteering in Edgemont:

**Wednesday Tutoring** – This month we specifically need one or two adult volunteers who would like to help occasionally Wednesdays after school (i.e. helping kids with their reading).

**Wednesday Reading Club** – Teens can help kids with reading too. Contact me.

**The Rink Demolition Crew** – At the end of March about 10 people are need to remove piles of screws with cordless drills and move the old puck board and plywood into a bin.

**Special Events Committee** – The ECA has special events and social events once in a while and we would like to invite helpers to make this happen. (Thanks to the new volunteers who have joined this group!)

**Youth Reporters** – These teenage reporters prepare brief articles featuring local events, volunteers and businesses for The Inside Edge (this newsletter). These teens will be shown how to do interviews and how to prepare articles for publishing.

**Wednesday Breakfast Club** – Help and donations are appreciated. We feed about 60 hungry children before they head off to school.

**Friday Food Bank Hamper Deliveries** – I will add you to my list if you can deliver once in a while.

**Clean-up** – Pencil in May 7 for our spring clean-up, serve day, and charity garage sale.

Contact me if your interest is piqued by any of the above. Keep loving your neighbours!



# THANKS FOR YOU!

*Acknowledging those who serve in our community...*

(This is just a few of the people who volunteer in Edgemont. If you know of someone I should thank here, please let me know.)

**Christmas Hampers:** Again, thank you everyone who volunteered to wrap and deliver. But a special thank you to everyone who donated to this effort which includes Edgemont School, Tom Baines School, Northwest Community Church, Westminster Presbyterian Church, 193<sup>rd</sup> Edgemont Scouts, Scotia Bank, Drs. Michael & Sandra Pannell at Edgepointe Dental Centre, Dr. Dan Meyer at Edgemont Dental Centre, EDUSARC, Hamptons Homeowners Association, Dairy Queen, Alderman Sean Chu's ward office, E. Pratt, the Neisbolt Family, and the Edgemont Community Association. (My apologies if we missed anyone. It was a huge outpouring of generosity again.) Most of all, I would like to thank Barbara Meehan, Jennyffer Louis and Jenn's whole family who did much of the heavy lifting on this project!



**Christmas Events:** There were so many special events over Christmas and New Years where Edgemontonians were in fine form that we could fill a book with the stories. Simply put, thank you everyone for selfless acts in your neighbourhood. (e.g. See pic of carolers at The Edgemont residence.)

**Snow Angels:** You know who you are, you neighbours who shovel walks for your neighbours. And the volunteers who have stepped up to help for my specific assignments... you are all awesome! It's such a simple thing, but so practical in showing community spirit and love for neighbour.

**The Squad:** This fine group of seven young men from Sir Winston Churchill high school volunteered to pick-up garbage once in a while in the neighbourhood. On December 4, they took a couple of hours to pick up garbage around the community center, and along Edgeview Drive, Edgeview Road, and Edgemont Blvd. If you see them out and about in their reflective vests sometime, wave and say thanks to "The Squad".

**Breakfast Club:** Thanks to All Smiles Dental Care on Country Hills Blvd! They recently donated financially to the Breakfast Club. This is a great example of how you can help our regular breakfast program for about 60 children on Wednesday mornings.

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# 2016: YEAR OF THE MONKEY

The Chinese Year of the Monkey begins February 8, 2016 – the second New Moon after the Solstice. February 14<sup>th</sup>, the 7<sup>th</sup> Day of the New Year, is not only the auspicious Everybody's Birthday, it is Valentine's Day as well! Treat those dear to you by joining us.

## 猴年春宴

Edgemont Community Association

### 2016 Chinese New Year Banquet

Traditional 9 Course+ Chinese New Year Menu

#### Edgemont City Asian Cuisine

#209 – 45 Edenwold Drive NW, Calgary

**Sunday, February 14, 2016**

5:00 – 6:00 pm Meet & Mingle Reception

6:00 pm Dinner

\$38.00 per person  
(GST & Gratuity Included)  
Cash Bar

**An excellent opportunity to meet your neighbours, learn about the community, experience the excitement of a Chinese Banquet and celebrate the Year of the Monkey!**

Tickets are limited and must be purchased by February 5<sup>th</sup>  
Edgemont City Asian Cuisine 403-547-0241  
Monday – Sunday 4:00 pm to 9:30 pm  
OR  
Edgemont Community Association 403-239-1211  
Monday – Friday 9:00 am to 5:00 pm

#### Chinese New Year Banquet Menu Feb 14, 2016

- 1. Auspicious Fortuitous Cold Plate**  
*Honey scallop, BBQ duck, Jelly fish, Sliced Beef Shank*
- 2. Gilded Hundred Blossom Crab Claw**  
*Deep fried crab claw in shrimp paste*
- 3. Happy Healthy Wealthy Lucky Vegetables**  
*Fat Choy Seaweed, Valentine Dry Oyster, abalone mushroom & assorted vegetables*
- 4. Crab meat Fish Maw Soup**  
*With assorted seafood*
- 5. Laughing Tiger Ha Ha**  
*Tiger Prawn in king soy sauce*
- 6. Elegance Lung Kung Chicken in Red**  
*Crispy Deep fried free range chicken*
- 7. Gilded Pork-tent**  
*Pork cutlet in salted duck yoke sauce*
- 8. Multi-color year after year Reserves**  
*Deep fried fish filet in multi-colour sweet & sour shredded preserved condiments*
- 9. Ongoing Stepping Upward New Year Cake**  
*Fried sticky rice cakes w/ Chinese sausage & preserved meat*
- 10. House full of gold & jewels**  
*Sea food fried rice with fish roe*
- 11. King Monkey sends Harmony and Birthday wishes**  
*Birthday Peach Buns Dessert*

# 猴年春宴 Year of the Monkey Happy New Year!

Gong Hey Fat Choi! (Happy New Year)

**We have officially welcomed in 2016 but the Chinese Zodiac New Year is yet to come.** This year it falls on February 8 and will be welcoming in the Year of the Monkey. Based on the lunar calendar, Chinese New Year always falls between late January and mid-February and each year is represented by a different animal. There are 12 animals in total in the Chinese Zodiac, and this year is the turn of the Red Fire Monkey.

People born in 2004, 1992, 1980, 1968, 1956, 1944, 1932 and 1920 were born in the Year of the Monkey - unless their birthday is in the beginning of January, then they were born in the Chinese Year of the Ram.

**What lies in wait for you in the Year of the Monkey 2016-2017?** Chinese Astrology has definite answers to this question. And, owing to its five thousand years of existence, its answers can prove to be astoundingly timely and accurate.

**Choose your sign from the Zodiac and then read the forecast for the Year of the Fire Monkey 2016.**

**Amazing Year for:** Rats, Dragons, Monkeys – brings charm and confidence. Unstable but dynamic!

**Positive Year for:** Goats, Rabbits, Ox – improvement in all areas of life. Progress finally!

**Exciting Year for:** Roosters, Horses – Tricky situations abound. Enjoy the stimulation!

**Complex Year for:** Tigers, Snakes, Boars, Dogs – strong focus and objectivity brings the best results.

**The Year of the Monkey 2016 is a good year to break free and take calculated risks as there is nothing more powerful or rewarding than following your heart's desire. The energies are supporting these changes.**

Compiled by Judy Hunt

Sourced from:

Astrology Club, <http://www.astrologyclub.org/chinese-horoscope/2016-year-monkey/>  
Google Search – Chinese Zodiac



The Best Neighbourhoods Survey is now open.

# HAVE YOUR SAY

Tell us what makes great neighbourhoods great and what's most important to you in choosing where to live.

**Closes February 28, 2016**

[AvenueCalgary.com/survey](http://AvenueCalgary.com/survey)

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magazine

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**403-255-6688**

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Sat 8:30 am - 5:00 pm**

# EDGEMONT SCOUT GROUP



One of the most important parts of the Scouting program is to make the youth more aware of what is going on in their community, and as they get older, around the world. We do this by following current events, such as elections and the Olympics. We also get involved in a number of Community events such as the preparation and installation of the Field of Crosses, distributing Poppies for the Legion, helping with collection of food bank donations at the Christmas fair and Christmas hamper preparation. These activities help make the youth aware of what others have done for them and that there are other people in this community that need a little help every now and then. The picture is of the Scouts, Venturers, Rover and Leaders that helped with the Christmas hampers this year.

A new project that the Cubs started this year was a "Birthday party in a box". This is a program through the interfaith food bank that takes donations of a party, which includes cake mix, icing, candles, napkins, plates, party games, etc.. This was all planned and packaged by the Cubs. In the process of working on this we came across "The Happy Birthday Project". This organization accepts donations of excess or unwanted party stuff and builds parties for the less fortunate. If you have extra stuff in a closet somewhere, please check them out at [www.thehappybirthdayproject.org](http://www.thehappybirthdayproject.org).

*Yours in Scouting,  
Neil James  
Group Commissioner  
193 Edgemont Scouts*

# UNITY THROUGH COMMUNITY



2015 December 4

## Re: EDGEMONT LEAF PROGRAM

As the Councillor of Ward 4, I strive to be a representative for everyone. I listen to the concerns of my residents and work hard in supporting their needs. Currently, within the community of Edgemont, there is an initiative creating two distinct view points. As such, in order to support a fair process, I want to take this opportunity to provide all Edgemont residents with as much information as possible about the process.

In 2015 a petition was circulated among Edgemont homeowners in support of a special tax (the LEAF) to be imposed under a bylaw passed pursuant to the authority of section 382 of the Municipal Government Act (MGA). The petition was initiated by Edgemont residents and supported by the Edgemont Community Association. The proceeds from the new tax, if implemented, would be used to provide enhanced landscape maintenance to community entranceways, boulevards, parks, and green spaces as identified by the Edgemont Community Association.

In all cases, petitioning for (or against) proposed special taxes is done by residents and property owners. The role of City staff is to simply produce the petition package and establish the wording that goes on each page of the petition. In this case, every page of the petition filed with the City clearly stated "I approve an annual special tax levy of \$84 per property" and it contained the requisite 2/3 of the relevant home owners' signatures. As such, City staff within the Roads department duly validated the petition in accordance with applicable requirements.

Notwithstanding that the City has received a valid petition in support of the LEAF, I would like to inform Edgemont residents that the City also provides residents who oppose the imposition of the LEAF an opportunity to have their voices heard. Although the process does not allow for the addition or removal of names from a petition once it is filed with the City, it does allow for residents against the LEAF to create a counter-petition. It is important to note that a petition in favour of a special tax does not automatically result in the imposition of that tax, as City Council makes that decision, whereas valid petitions opposing special taxes with 2/3 support automatically prevent Council from considering a special tax.

Yours truly,

SEAN CHU  
COUNCILLOR, WARD 4

The 120 day appeal period, during which a petition against the Edgemont LEAF project can be filed with the City, ends on March 1st 2016. If the City does not receive a valid petition against the LEAF, staff within the City Parks department will take this project to City Council about a month after that date. If a valid petition against the project is received, the City will not proceed with the LEAF.

# WHAT'S HAPPENING AT ECA

## bulletin BOARD

### EDGEMONT SNOW ANGELS

Interested in being a Snow Angel? All you have to do is shovel a walk for a neighbour when it snows. We will connect you with someone who needs your help.  
Jeff Edwards  
volunteers@edgemont.ab.ca 403-616-6480.

### VOLUNTEERS REQUIRED FOR

**Wednesday Breakfast Club (7-9AM)**  
that feeds breakfast to some hungry kids in Edgemont.

**Wednesday Tutoring/Reading Program**  
(after school). Teen volunteers welcome.  
Jeff Edwards  
volunteers@edgemont.ab.ca 403-616-6480.

### ECA WEDNESDAY BREAKFAST CLUB NEEDS SNACK DONATIONS

Are you able to donate some breakfast items or perhaps become a regular sponsor?  
We feed over 60 kids every week in Edgemont before they head off to school.  
Jeff Edwards  
volunteers@edgemont.ab.ca 403-616-6480

### ECA BOARD MEETINGS

are open to Edgemont residents.  
Next meeting scheduled for February 22, 2016 at 7:30 pm (may be subject to change).  
Please verify date and time with ECA office at 403-239-1211 or office@edgemont.ab.ca

**Mark your calendar:**  
**Annual General Meeting Wednesday, April 27**  
Note: An ECA membership is required to vote.

### HOCKEY RINK DEMOLITION

A crew of 10 people with cordless drills and work gloves required for end of March.  
Jeff Edwards  
volunteers@edgemont.ab.ca 403-616-6480.

### SPECIAL EVENTS

Join a committee of enthusiastic residents to plan community events that will bring the residents of Edgemont together.  
Jeff Edwards  
volunteers@edgemont.ab.ca 403-616-6480.

### FENCE OFFENCE

Be part of the committee that deals with our deteriorating fences.  
Email areaplanning@edgemont.ab.ca.

### UPCOMING EVENTS. SAVE THE DATE!

- Cross Cultural Communication Workshop**  
Feb 3, 9:30 am Edgemont Community Centre.
- Club Tropicana's Carnival Dance**  
Feb 6, 7:00 pm Edgemont Community Centre
- Chinese New Year Banquet**  
Feb 14, 5:00 pm Edgemont City Asian Cuisine
- 1 World Celebration**  
Feb 18 6:30 pm Foothills Alliance Church
- Board of Directors' Meet and Greet**  
Saturday, March 5, 2016, 10:00am - Noon  
Edgemont Community Centre
- All Things Spring ART SHOW**  
Mar 12 Edgemont Community Centre  
Federation of Canadian Artists, Calgary Chapter  
www.fcacalgary.ca.



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Expires March 31, 2016

**AVEDA**  
THE ART AND SCIENCE OF FINE HAIR AND SKIN CARE




**Board of Directors' Meet and Greet**  
Saturday, March 5, 2016  
10:00 a.m. – Noon  
Edgemont Community Centre

**Share your thoughts and visions**

- What would you like to see in Edgemont?
- How can we change our community to make it even better?
- Want to volunteer to help make change?


It's a casual, drop in session. Refreshments will be served.

**Mark your calendars so you don't miss out.**



**CALGARY MOUNTAINVIEW LIONS CLUB**

Meets at the Triwood Community Hall  
on the second and fourth Tuesday of each month.  
Serving Northwest Calgary, open to all men and women of legal age.  
For more info please call: John Wilson 403-932-6043



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## JUST GOOD BUSINESS SENSE



How the Edgemont School and Edgemont Community Centre came together under one roof

### The Story behind the School and the Community Centre Joint Use Agreement

Contributed by Elaine Scobie, Past President and AdHoc Community Historian

**Sometimes opportunities just scream out at you.** While residents of Edgemont were pressing Alberta Education for an elementary school in Edgemont, the ECA board was putting together the funds to build a community centre. When both campaigns were nearing success it occurred to those involved that there was potential to work together on this. The Joint Use Agreement became the next project on everyone's to do list.

**Since there was no precedent for this sort of project, it was truly custom built for our situation.** An immediate benefit to the ECA was to be part of a much larger project, which brought some economies of scale. Each project had its own architects, but one General Contractor.

**The goal was to get maximum use from the joint facility with each party having access to space that wouldn't be possible otherwise, all the while maintaining autonomy in operating their respective facilities.** The "how" was, and still is, a work in progress. Guiding principles were agreed upon and the details evolve as needs evolve. Who cleans and maintains what has been defined. While there have been a few bumps along the way, the road has mostly been smooth, with each party recognizing the principles and mutual benefits.

Edgemont School uses the Panorama Room on school days, and has access to other areas, particularly the board room and kitchen, on an 'as needed/ as available' basis. The ECA keeps the gym well used outside of school hours. In unexpected situations, we have been able to provide resources to one another.

**Our model has not been duplicated.** We've learned from working with much larger organizations such as CBE and the City that they prefer uniformity across the board, and this arrangement presents challenges in that regard. **With the economy cooling down, governments and institutions need to look to efficiencies and better use of our tax dollars. Ours is a model they may want to consider.**

## WHAT'S HAPPENING IN EDMONT



### Area Planning Report

Doug Crapo  
2nd Vice President,  
Area Planning

#### Improving Edgemont's Appearance

A critical part of Edgemont's appearance is our 'hard landscaping'. This includes our community signs and the 'common looking' fences that line several of our roads i.e., Sarcee Trail, Country Hills Blvd, Edgepark Blvd, Edgebrook Drive, etc. Most of the fences are on private property (check your property title) and improving them will require neighborhood cooperation and action. Do you have suggestions about how to make this happen? Come and discuss them with your ECA Board members at the next **Board of Directors' Meet & Greet on Saturday, March 5 2016 from 10 am – Noon at the community centre.**

#### Home Break-Ins: Be Alert, Be Aware, Know Your Neighbors

Like our surrounding communities, Edgemont has had more than the usual amount of break and enters recently. Please work with your neighbors to watch for suspicious activities. Replacing a house full of valuables is not something you want to be doing!

#### Improving Our Assets

Projects to improve the outdoor rink area and the community centre patio area are underway. Our main assets are showing their age and some remediation and upgrading is required. The community centre patio will be raised and water drainage patterns will be diverted away from the building, making that beautiful outdoor space more useable.

Have you seen the rink area lately? Skaters and sledder/sliders are having a ball! The new playground gets used even in the winter. This spring, the outdoor rink area is getting a major uplift and the uses of that area are being expanded. Rink boards will be replaced with bright shiny white ones and the supporting metalwork and screening is being repaired and painted. New lighting will enhance the rink and the multi-use of the surrounding area. A few seats will be added. Electrical plug-ins will be added around the building and rink, getting ready for small gatherings and celebrations. Imagine a



cluster of canopy tents for swap meets, plant exchanges, community festivals, and celebrations!

#### Want some telephone poles? Outdoor light fixtures?

Our outdoor rink and surrounding area are going to be revitalized starting in April. The eight existing wooden poles ("the leaning 8") are going to be replaced with metal poles, and the light fixtures replaced with LEDs. If you have a use for these existing items, please email areaplanning@edgemont.ab.ca. We can make a deal!



## Questions for the City of Calgary? Want action?

Roads? Parks? Boulevard trees?  
Dandelions? Dogs?

If you have any questions about these and any other City of Calgary responsibilities, just phone 3-1-1

The objective of the 311 phone number is to provide a single contact for all City business and inquiries, and the staff member responsible will try to get back to you within 2 business days.

A list of all 3-1-1 calls from Edgemont is forwarded to Councillor Sean Chu so that he is aware of the issues in our community.



## Editor's Note

The editorial board of the Inside Edge consists of:

### Judy Hunt

ECA Board of Directors,  
Communications

### Brent McConnell

ECA Board of Directors,  
Communications

### Lorraine Wiercinski

ECA Board of Directors, President

Unless otherwise indicated, all editorials are produced by the ECA Editorial Board.

The compilation of material submitted to Great News Publishing is the responsibility of Judy Hunt insideedge@edgemont.ab.ca and must be provided one month in advance. **Material for the March issue must be submitted by January 29<sup>th</sup>.**

Visit our website for current news on ECA activities.

Our website, Facebook page and Twitter account are evolving under the direction of Brent McConnell.

**Website:** www.edgemont.ab.ca

**Facebook:** Edgemont Community Association

**Twitter:** @EdgemontCA

*Make your voice heard. Share your views. We are listening.*

Letters to the Editor are welcomed:

1. Keep your letter to 300 words maximum.
2. Include your name and contact information.
3. You may be edited for space and to ensure a balanced and respectful tone.
4. Publication is not guaranteed.

The Inside Edge appears online on www.edgemont.ab.ca about a week before it appears in your mail box.

## Letters to the Editor



Dear Editor,

The LEAF project is one of the best things that has ever happened in the community of Edgemont. The new executive is doing an excellent job for us. I am disappointed that one person has chosen to discredit the LEAF programme and in so doing is delivering posters in our community to encourage residents to also "discredit the petition". \$84 per year is not too much to ask for, to keep our community beautiful, vibrant and unified. I am sure that almost everyone was informed of the cost. We should never expect to get something for nothing. Bravo to the LEAF committee. I hope they and we, as a community can work together to make sure the LEAF project goes forward.

M.A.K.



Dear Editor,

If city council approves the LEAF petition, more than \$2.3 million dollars will be spent to make our community prettier. However, there are many residents of Edgemont who do not support an increase in property taxes to pay for more flowers. Residents who are opposed to this tax have come together to form RECALL: Residents of Edgemont Community Against LEAF Levy.

Many residents on a fixed income or those that are feeling the effects of the downturn in the economy have stated that an increase in property taxes is unreasonable. Also, that every taxpayer be billed for flowers that LEAF proponents want is an affront to common sense. Furthermore, the way that a petition for local improvement was bent and residents duped into signing is egregious.

If you wish to be involved in RECALL or are opposed to the flower tax reach us at NoLeafLevy@gmail.com.

Joseph Kurucz  
Vice chair, RECALL



Letter to the Editor:

### Cement Flower Pots Safety Concern

In the January 2016 ECA Newsletter the Area Planning Report stated a new Edgemont Entry Sign Replacement can't be replaced on the median because of safety concerns. Further stated ECA is just waiting for the City's permission to put the replacement sign in a new location on the hillside park east of the previous site.



Dear Editor and Edgemont Neighbours:

If voters are misled or coerced by polling volunteers into voting for someone they otherwise would not have voted for, it is considered a voting irregularity and it's wrong. All would want to clear the air and maintain high ethics. Given the allegations of petition irregularities shouldn't we ALL be asking for an investigation and the LEAF levy cancelled? This should not be a "win" at the expense or possible duping of neighbours.

I'm estimating up to 10% of signatories were misinformed by the petition(er), or pressured into signing. To coerce a senior on fixed income to pay for a tax that they don't want nor can afford is a form of elder abuse. Some allege petitioners downplayed the petition so signatories didn't pay attention when signing the "blank cheque". Two residents allege they asked their signature to be removed but these weren't. The petition question itself makes no mention of cumulative increases nor that future voting rights are waived unless one pays a membership.

Sean Chu, our Councillor, is currently not dwelling on procedural issues but says he "can't state enough that if there's any allegations of criminal wrongdoing, please contact the police especially senior abuses." Therefore, as much we'd like to be fair and forgiving, we should not be the judge but let the police investigate allegations of impropriety. Also, perhaps the ECA should seek advice if there could be any risks of legal liabilities from possible improper petitioning or the petition itself.

If you were, or know of a senior, misled or coerced into signing the LEAF petition, please contact: police at 403-268-1234; the Office of the Councillors 403-268-2430 for website; me, 403-455-8018, NoLeafLevy@gmail.com. and the ECA.

I hope enough honourable people stand up to request the City to invalidate the levy and investigate all allegations.

Stephen Webster, BSc BEd BN

I question how having numerous cement flower pots placed on Edgemont boulevards wouldn't cause the same safety concern like the Edgemont entry sign being knocked over twice. If the ECA Board and the City know of the danger, how can it propose putting other cement type fixtures on boulevards? Potential knowledge of a safety concern could result in lawsuits for both our community association and the City.

Merv Henkelman



Dear Editor,

I've lived in Edgemont for 10 years and after driving through other NW communities wondered why our community looked so bedraggled when compared to theirs. I felt envious that Edgemont never looked as good but didn't realize it was because of the LEAF program.

I'm surprised to read letters of objection to LEAF in Edgemont. The use of provocative wording such as "harassed, coerced or pressured" to sign the petition bothers me. What it comes down to is a lot of whining and complaining and it seems there's no shortage of people willing to do that. Really, for the price of about 2 lattes a month we have the opportunity to clean up and beautify our public spaces. The City's job you say? Well let's see.... Edgemont has been around for about 37 years – and has it happened yet?? No? So, you think by stopping LEAF somehow it's going to make the City see sense and start pitching in? Think again. We're on our own here and if we're smart, we'll take care of our own community because no-one else is going to. Since we don't want to contribute our time and labour anymore, \$7/month seems a small price to pay for someone else to do it for us.

No one can "force" anyone to sign anything, least of all the little petition of a neighbourhood drive to enhance the public landscaped areas of Edgemont. Let's get on with life. It's way too short to be all in a dither over this.

Yvonne Shearman



Dear Editor,

I understand that there is a movement under way to "recall" the LEAF levy for the community of Edgemont. I would like to voice my support in favour of the LEAF project. The organizers of this project did an excellent job of sharing information about exactly what was involved with signing this petition, including what the cost would be for residents. They held open houses, provided information in the community newsletter & were active on the streets of Edgemont informing residents about the details of the project. I strongly disagree with the current complaints & movement to "overrule" the petition. I also disagree with the message that there was "misinformation, irregularities & pressure". The information presented was accurate and clear.

Rita Dube

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- ◆ Forty word limit



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**BRAIN GAMES SUDOKU**

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FIND SOLUTION ON PAGE 35

**RECALL – RESIDENTS OF EDMONTON COMMUNITY AGAINST LEAF LEVY**

*Editors’ Notes:*  
 This letter has been published unedited (other than deletion of the reference to a person identified by name which is not acceptable by our editorial policy unless express written consent is obtained from such individual). The contents are strictly the personal opinion of the writer, Dolores Henkelman, and her supporters. The ECA Board has not received supporting evidence to substantiate their claim(s).

**To Volunteer Board of Directors 2015/16 voted in by Edgemont residents.**

“The board is the facilitator of Edgemont ideas. Engaging residents is what this board strongly believes in. Edgemont is not the board, but its residents and community members.”

Numerous property owners of Edgemont are opposing the Landscape Enhancement and Appreciation Fund (LEAF) and the Special Tax Levy and have requested and received a “petition against package” from The City of Calgary Roads.

We are requesting the same consideration, support, continuing full page exposure of our comments in The Inside Edge Edgemont Community Newsletter until March 4, 2016, our petition timeline, that was afforded the LEAF petition.

We would appreciate access to our Community Centre for some dates to hold an AGAINST LEAF OPEN HOUSE signing opportunity for homeowners.

Past and present ECA Board of Directors has, throughout this LEAF process, adamantly promoted the LEAF Program with continuous pages of one-sided benefits to residents.

In fairness to a large majority of homeowners who don’t share or want ECA’s interpretation of how wonderful and beneficial this LEAF will be to our property value, we request our opinions/comments be posted in The Inside Edge. Likewise, pages of praises and appreciation should be expressed for our dedicated volunteers and their tireless efforts to make this opposing petition achievable.

**The following are objections, points, and facts we would appreciate being printed:**

**INFORMATION SHEET FOR EDMONTON HOMEOWNERS RE SPECIAL TAX LEVY FOR LEAF:**

Deadline for opposing the Edgemont Special Tax Levy is March 04, 2016.

For 2016 the cost of the levy is \$84.00 per property. It is for a five-year term.

However, the levy can increase each year at the discretion of either the City or Edgemont Community Association with little to minimal input from the general community. For example, Hawkwood’s Community could extend its LEAF Program for an additional five years with only 79 votes. This essentially can be a **perpetual tax levy**, with little to no benefit to the average homeowner.

*Editors’ Notes:*  
 “The 120 day appeal period, during which a petition against the Edgemont LEAF project can be filed with the City, ends on March 1<sup>st</sup> 2016”, as per the letter from the City of Calgary dated December 4<sup>th</sup>, 2015 on page 19.

The LEAF levy cannot be raised more than the rate of inflation as established by, and at the discretion of, the ECA Board of Directors, a board that has committed to engagement with our residents and to best represent the demonstrated majority of those community members affected.

Some communities tax levies are: Arbour Lake \$224, Hamptons \$203, Scenic Acres \$60.00, and Hawkwood \$60.10.

*Editors’ Notes:*  
 Arbour Lake and the Hamptons are communities that have Homeowner’s Association fees whereas Scenic Acres and Hawkwood do not have Homeowners Association fees and utilize LEAF fees instead.

Edgemont homeowners who signed the LEAF petition and want to have their names removed because they weren’t given correct, or necessary, information at the time of signing, please contact Stephen Webster @ 403-455-8018 or theweaver@shaw.ca

If enough irregularities occurred, the LEAF petition could be challenged.

~continued next page~

# RECALL – RESIDENTS OF EDGEMONT COMMUNITY AGAINST LEAF LEVY

Editors' Notes:

Excerpt from the City of Calgary letter Re: Edgemont LEAF Program (December 4, 2015):

"Although the process does not allow for the addition or removal of names from a petition once it is filed with the City, it does allow for residents against the LEAF to create a counter petition."

Please refer to the City of Calgary letter in its entirety on page 19.

Otherwise, please voice a complaint to the City at 403-268-6976 and Councillor Sean Chu at 403-268-2430 or ward04@calgary.ca

SPREAD THE WORD!

## AGAINST THE EDGEMONT 5-YEAR SPECIAL TAX LEVY??

### Didn't Get All The Facts Before You Signed?

### Want More Discussion On Spending the \$2.235 Million?

### If You Signed The Petition For The "LEAF" But Now Want Your Name Removed, Contact Stephen at (403) 455-8018 or theweaver@shaw.ca

### Otherwise Voice A Complaint To The City at (403) 268-6976 and Sean Chu at

(403) 268-2430 or ward04@calgary.ca

SPREAD THE WORD!

Editors' Notes:

Excerpt from the City of Calgary letter Re: Edgemont LEAF Program (December 4, 2015):

"Although the process does not allow for the addition or removal of names from a petition once it is filed with the City, it does allow for residents against the LEAF to create a counter petition."

Please refer to the City of Calgary letter in its entirety on page 19.

## OPINIONS/COMMENTS TO PRINT BY SOME EDGEMONT HOMEOWNERS:

Editors' Notes:

These opinions and comments have not been investigated by the Editors nor substantiated by evidence by the writer, Dolores Henkelman.

# RECALL – RESIDENTS OF EDGEMONT COMMUNITY AGAINST LEAF LEVY

With all that being said, the main issue is regarding the petition process. Many are saying they were harassed by being approached several times and pressured to sign. A group of us have discovered that there are signatories who were given misleading, missing or incorrect information by the canvasser contrary to instructions given during the canvassers' training, such that these signatures should be invalidated. Call them petition irregularities. Furthermore, there are enough of these petition irregularities found in a small sampling that would lead one to think that there could be so many that the 2/3 was not legitimately achieved. If this is the case, the levy could be deemed to be illegitimate, if not illegal.

What I don't agree with is LEAF as the solution. LEAF is an antiquated, cookie cutter approach run by City Hall originating some 15-20 years ago. They are already hiring and slotting Edgemont into their checklist and every penny will be allocated under the Special Levy. Even if it isn't. It is not the \$7/month alone that is the issue. It is the speed in which a small group of neighbors turned a petition into a 5 year Special Levy on our taxes. It is the continuing question of transparency in the dissemination of information. In the Inside Edge, the 4-page spread is misleading as it only states Year 1 and Year 2. Even the letter from the City doesn't say 5 Years. Its little things like this that create mistrust.

It is the fact that when City Hall is done collecting our annually increased Property Taxes they have NO MONEY to fix our community sign, remove snow from our street more than twice a year, fix the leak in the rink our kids skate on, maintain any playground, tot lot or parks, mow community lawn, or spray for weeds or pests.

Where did it go? Why is City Hall so quick to put their hand in our pockets and not call it for what it is? A money grab. Why is no one asking questions?

I believe Sean Chu as our Ward 4 Councillor should be getting the answers to the actual problem. At the very least he should be advocating for our community. What percentage of our Property Tax goes to these areas?

I know the Hamptons is actually an Encumbrance on Title with different rules. However, communities like Hawkwood, Citadel and Valley Ridge are full LEAF Levy

community. I know their LEAF programs have been extended with as little as 78 votes. Their landscaping and playgrounds, tot lots and rinks were done by the developer and were supposed to be maintained by the City. It is easier for the City to repurpose or replace playgrounds and tot lots to off-leash sites or plain green spaces to reduce maintenance. How many off-leash sites could Edgemont possibly need?

Cascading blooms, Flowers! And Bright beautiful displays written in the Inside Edge right next to low water use and sustainability sounds like an oxymoron. It is not fiscally responsible given our climate, growing season and weather conditions. One hail storm and all the bright and beautiful displays are gone.

Why are just a few communities in Calgary having their property taxes increased with a Special Levy for 5 years, undoubtedly kept longer, for a Landscape Enhancement & Appreciation Fund (LEAF)? If the City needs to increase its Parks budget, after cutting it over the years, then increase every property owner by \$5.00, instead of coming in the back door with some potted flower scheme, in certain communities. The City already increase property taxes every year.

It's interesting that the LEAF communities are all upper income neighborhoods where a little extra tax grab could go unnoticed. Edgemont is an old community, 1978, 37 years old. The average age of residents is climbing and the average income is dropping. The weather in the last 5 years has changed too, devastating floods, crashing hail storms and unseasonal crippling snow storms. Broad reasons why LEAF in its current form has flaws.

Many residents who read the Edge were turned off by the excessive one-sided view and propaganda that everything is rosy and we're having a huge love-in over LEAF. They found it very judgmental and bias like a cult.

LEAF canvassers were supposed to be collecting signatures of 'willing participants'. What struck me most, was the aggressiveness and their bulldog determination to bulldoze it through. I was not interested, given the cost and the return, and considered the matter closed but they would just never leave. What is this? Hotel Califor-

~continued next page~

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## RECALL – RESIDENTS OF EDMONTON COMMUNITY AGAINST LEAF LEVY

nia? Signatures extracted under duress or under false pretences (rising property values) are not legally binding.

The Edgemont LEAF petition created an illusion of a democratic process, when in fact only a small special-interest group achieved its objective by devious means.

One point mentioned in the Municipal Act is: Special Tax 382 (2) "A special tax levy must be passed annually." I'm not sure how the City can make this LEAF tax levy for a five-year term. Nowhere in these special levies does it mention flowers as an improvement or anything close to this LEAF program. If adding flowers can be deemed a revitalization necessary improvement, we are doomed to future special tax levies.

The use of a local improvement for "beautification" is not normal. Flowers and potted plants require ongoing maintenance beyond the terms of the levy which will be a future liability for Edgemont taxpayers.

Scenic Acres published LEAF Budget total for one year was \$233,600.42. Here are 4 examples of what LEAF is paying for: Large mowing cost \$49,605.41, Small mowing, trimming, litter pick \$68,069.42, Flower Planter Prep/Planting/Watering \$5,770.94, Flowers \$430.48. Little amount paid for flowers as sales-pitched by our Community of having beautiful cascades of potted flowers. No mention of these beautiful flowers vanishing after the first hail storm. Homeowners already pay property taxes for the City to cut its own grass.

I don't think it is very fair to ask homeowners in any community to pay any type of levy. The property taxes that are paid should allow for the coverage of any "appearances" that need to be upgraded... Taxes should be covering this!

Please drop the whole thing. Why do some people continually seek to extract money out of their neighbours pockets? If you wish to spend your own money or do fund raisers etc, fine but please stop trying to impose your particular view and position on other people. Our neighbourhood looks good..."

## What is the Edgemont Community Association (ECA)?

It is a non-profit, volunteer-run organization that represents the residents of Edgemont.

Your Community Association is the recognized body that:

- liaises with government officials expressing resident concerns regarding commercial and residential land use development, transportation, traffic, environmental and infrastructure issues.

- supports organized sports
- runs community programs and social programs
- operates the Community Centre
- supports and publishes the community newsletter The Inside Edge
- designs and maintains our Website: [www.edgemont.ab.ca](http://www.edgemont.ab.ca)
- Facebook page: Edgemont Community Association
- Twitter account: @EdgemontCA

**Community associations are dedicated to making sure your community is a great place to live, work and play.**

Your membership is important and ensures new energy to continually address community issues.

- **ECA Membership is only \$30.00 per year per household.**
- **ECA Seniors Membership (65 & over) is \$15.00 per year.**
- **Both Memberships are valid for one year from time of purchase.**

**Please consider becoming a member if you are not already one.**

To purchase a membership in your community association please fill out the form below, attach a cheque made payable to Edgemont Community Association (ECA), and mail it to the following address:

**Memberships, Edgemont Community Association ■ 33 Edgevalley Circle, NW ■ Calgary, AB T3A 4X1**  
**Or drop by in person Monday-Friday 9-5**



### MEMBERSHIP APPLICATION

Your membership is valid for one year from date of purchase.

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Email: \_\_\_\_\_

*I hereby give permission for the Edgemont Community Association to contact me by electronic media. Permission can be withdrawn at any time.*

- General Membership \$30 per household per year. Adult holders in good standing are entitled to one vote each at the Annual General Meeting or Special General Meeting.
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## IN & AROUND CALGARY

### Nestle into nature this Family Day weekend

Family Day is a great time to reconnect with loved ones - a time to slow down, focus on family and create lasting memories together. Finding activities for the holiday weekend that everyone will enjoy can be challenging, but rest assured, this year it will be a walk in the park.

The City of Calgary will be hosting free We Are Family events throughout the Family Day weekend at three of Calgary's beautiful parks. Grab your skates and join us on Saturday, February 13 at Carburn Park or Sunday, February 14 at Prince's Island Park for ice skating, fire-side nature activities and family-friendly fun.

If you prefer an indoor celebration, drop by Devonian Gardens, Calgary's downtown tropical oasis, on holiday Monday, February 15. We will have entertainment for all ages, including nature games, crafts and a variety of animal furs and bones to see and touch.

All events run from 11 a.m. to 3 p.m.

For more information about our We Are Family events, visit [calgary.ca/parks](http://calgary.ca/parks).



Punctuation by Association - Joni Righthand



## News from the Friends of Nose Hill

by Anne Burke

We can preserve nature and foster biodiversity for future generations, by staying on designated pathways and trails in our parks, in addition to respecting wildlife habitat and their migration patterns. The long-range plans are to monitor and manage invasive species (weeds); reduce habitat fragmentation; and link important habitat areas in the city and region.

The city-wide Biodiversity committee has met and a website with agenda and minutes is in the works. In the meantime, digital versions of the 10-year strategic plan can be found on the City's biodiversity page at: [www.calgary.ca/biodiversity](http://www.calgary.ca/biodiversity).

Many of Calgary's existing open space sites, such as Nose Hill, Union Cemetery, Reader Rock Garden, Riley Park, Fort Calgary, and Inglewood Bird Sanctuary are in the category of Cultural landscapes. A major challenge is determining which method is most appropriate for the resource, with a view toward protection, preservation or conservation, and restoration.

Cultural resource projects may include some or all of the following:

- Protection: measures needed to guard against further damage or deterioration;
- Preservation: ongoing maintenance activities that preserve the historic appearance or features of the landscape;
- Restoration: the removal of later additions and the re-creation of missing elements

Of the 800 kms of city-wide pathways, City Council approved snow clearing for up to 350 kms. Generally, City Parks crews are to clear snow on pathways within 24 hours and on sidewalks adjacent to parks within 72 hours. Re: concerns about pathways in natural parks not being cleared, some trails/pathways are best used only in non-winter months. Due to the steepness of the slope or site conditions, there may be safety concerns for potential pathway users and crews.

Environmentally Significant Areas (ESAs) are land with conservation value.

This applies to the river valley system, the urban forest, and natural environment parks. The land includes escarpments, natural grasslands, woodlots, and native pasture but also pertains to wetlands, natural bodies of water, and riparian corridors (along the river margins and banks).

There is an update on Open Space policy for recreational and environmental park spaces. Stakeholder consultation meetings with City Parks staff and industry began in February 2015. A final draft form of impact assessment for ESAs was debated by Council in early 2016. Planning and mapping guidelines are expected and a work program completed by March 2016.

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## BRAIN GAMES SUDOKU

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Dearest Residents,

**Know Your City Hall**

Calgary City Hall is, by definition, a public space where citizens can visit, attend Council and Committee meetings, and present on issues that matter to them. City Hall 101 aims to throw open the doors and welcome you to this important city space.

Much like an introductory course at University (hence the "101"), this afternoon workshop is an interactive welcome to your City Hall. In just two and half hours, you will learn about the inner workings of Council and its Committees. And to help you find your voice in government, the event will explore the many ways (at City Hall, online, or in your community) that you can connect with your City, Mayor, and Councillors.

Hosted by the Mayor's Civic Engagement Committee, 3 Things for Calgary, and the City Clerk's Office, City Hall 101 starts by welcoming you and other Calgarians to Historic City Hall and the Municipal Complex.

Beyond touring these important public spaces, you will also learn from citizens like yourself about how you can present to Council or Committee. From getting your turn at the microphone or getting tips or tricks about speaking with Council, the goal of the workshop is to help you get the knowledge and confidence to connect with The City and your politicians about the issues that matter to you.

The next City Hall 101 is 4 p.m. - 6:30 p.m. on Monday, March 7, 2016. You can register at [Calgary.ca/CityHall101](http://Calgary.ca/CityHall101).

**Interested in doing a job that counts? The City is recruiting civic census takers now!**

The City's civic census is conducted annually and that means census taker recruitment is underway. The City needs nearly 1,000 flexible workers to help with the door-to-door physical Census collection and data recording in April.

Census takers need to be able to walk in seasonable weather conditions and easily operate a tablet computer. Census takers are provided with essential training, to be completed at home online and must be available for an in-person session in March.

# So You Think You Know Edgemont?

## Are you up for the challenge? Do you know where this is?



Applications can be downloaded online and are accepted in person, at The City of Calgary Election and Information Services office, 1103 55 Ave NE, between 8:30 a.m. - 4 p.m. Monday to Friday. In addition to completing an application form, there is a written skills assessment test that takes approximately 30 minutes to complete.

If you or anyone you know would be a good fit as a census taker, be sure to send them to [calgary.ca/census](http://calgary.ca/census) to fill out an application.

## 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
Kerby Centre for the 55 plus	403-265-0661
Community Mediation Calgary Society	403.269.2707
RNR Lockworks Ltd.	403.479.6161
Road Conditions – Calgary	511
Weather Information	
Gamblers Anonymous	403.237.0654

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Joanne Chornoboy, manager Scotiabank Edgemont Branch, issued a challenge to her staff at Scotiabank to raise \$700 for the ECA Christmas Hamper program. They raised \$1200, so she had to wear this lovely outfit to work and even to a district meeting. People make all sorts of sacrifices in support of the Food Security Initiative in our community of Edgemont! Thank you, Joanne.

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# HOW TO SAFEGUARD YOUR RETIREMENT INCOME?

## Ask an Expert



Sheri MacMillan,  
Senior Trust & Estate Practitioner,  
CEO of MacMillan Estate Planning Corp.  
Sheri is featured on The Strongroom  
9:00 AM Saturdays on News Talk 770

**Q** Recently on a Saturday morning on The Strongroom radio program I was surprised to hear you say your clients aren't concerned about the big fall in oil prices in the past year. How can that be? I know I'm worried about what it could mean for my retirement years.

**A** The reality is that we are going to face multiple market downturns in our lives. The good news is that our retirement income doesn't have to fluctuate with the markets! One of the great opportunities we have in Canada is that we have trust laws that allow us to buy good quality investments that are not only principle guaranteed, but offer a rate of return and exceptional credit protection. The fact that our clients aren't concerned means they have a plan that is working. That for me is a fundamental result we want for every family we have the privilege to work alongside. If you have an appropriate plan design for your lifestyle for decades ahead, then when markets correct, you can weather the storm. So you won't have to wonder, "Do I have enough? Did I protect it well? Am I going to outlive my wealth?"

We have experienced a variety of market fluctuations in our almost 20 years of experience, and these market cycles have shown that being proactive and building in those safety nets and benchmarks actually works.

When we've created affluence in our life, we're going to rely upon it for decades ahead as part of our life plan. We're endeavouring to build wealth so we can enjoy a wonderful lifestyle of freedom in the retirement phases of life.

We need to be proactive in designing our estate plans to make sure we don't jeopardize the wealth that we have created.

MacMillan Estate Planning Corp. will be hosting a complimentary  
**Wine & Cheese Seminar**  
on Thursday, March 3<sup>rd</sup> at 7:00 PM  
and Wednesday, March 30<sup>th</sup> at 7:00 PM

TO REGISTER, PLEASE VISIT [MACMILLANESTATE.COM](http://MACMILLANESTATE.COM)  
OR CALL 403 266 6464



## Dr. Shamshudin (Sam) Kherani



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**Before and After**  
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**Hours of Operation - 7:00-9:00 AM and 3:00-6:00 PM**  
on regular school days and 7:00 AM to 6:00 PM on  
Professional Days.

33 Edgevalley Circle NW  
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T3A 4X1

Edgemont EduSarc is now accepting registrations for the  
Before and After School age and Kindergarten programs  
for September 2016.

For further information please contact Judy at  
403-241-0131 or email  
[edusarc@gmail.com](mailto:edusarc@gmail.com)

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EDGEMONT 2015 STATS	# OF SALES	AVERAGE PRICE
Bi-Level/Bungalow	29	\$529,872
Two Storey/Two Storey Split	93	\$634,821
Split-Level	11	\$482,273
Townhouse	8	\$425,156
Villa	7	\$469,255
Condo	11	\$199,018
<b>TOTAL</b>	<b>159</b>	
<b>Average days on Market</b>	<b>37 days</b>	

TEXT T888767 TO 85377



**\$1,149,900**

307 Tusslewood Terrace NW

- Crystal Creek, 4 bedroom+den two storey
- to be built, 3 car garage, extensive extras
- bonus room, hardwood, fully finished

TEXT T855763 TO 85377



**\$599,900**

191 Arbour Wood Close NW

- custom 3 bedroom bi-level on greenbelt
- hardwood & tile floors, vaulted ceilings
- finished walkout, DT views, walk to LRT

TEXT T888795 TO 85377



**\$669,000**

103 Hamptons Square NW

- CalBridge 3 bedroom+den two storey
- built-ins, hardwood & tile, maple kitchen
- South backyard, skylights, tile roof

TEXT T971207 TO 85377



**\$999,900**

26 Rock Lake Heights NW

- Crystal Creek 4 bedroom+den two storey
- walkout on pond, hardwood & granite
- bonus room, 3 car garage, to be built

TEXT T855739 TO 85377



**\$1,298,900**

4677 Hamptons Way NW

- Janssen 6 bedroom+den two storey, A/C
- hardwood & tile, cherrywood kitchen
- finished walkout, sides/back on golf course

TEXT T888782 TO 85377



**\$899,900**

9 Hamptons Manor NW

- CalBridge 5 bedroom+den two storey
- hardwood & tile, A/C, finished walkout
- 3 car garage, built-ins, 2 fireplaces

TEXT T863037 TO 85377



**\$849,900**

103 Tuscany Estates Close NW

- Landmark 5 bedroom+den two storey
- finished walkout, bonus room, granite
- maple kitchen, backs on greenbelt

TEXT T834831 TO 85377



**\$499,900**

88 Edgewood Drive NW

- custom 4 bedroom / 3 full bath raised bung
- 2 fireplaces, oak kitchen, fully finished
- 2 decks, 3 car garage, close to transit



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