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Photo by Ryan Preston

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Eau Claire

Real Estate Stats

Last 12 Months Eau Claire

MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
February 2017	\$599,000	\$570,000
January 2017	\$458,900	\$445,000
December 2016	\$372,250	\$358,500
November 2016	\$492,200	\$469,500
October 2016	\$0	\$0
September 2016	\$649,000	\$620,500
August 2016	\$980,000	\$925,000
July 2016	\$351,400	\$321,450
June 2016	\$957,000	\$910,000
May 2016	\$284,900	\$274,000
April 2016	\$444,500	\$422,500
March 2016	\$0	\$0

Last 12 Months Eau Claire

MLS Real Estate Number of Listings Update

	No. New Properties	No. Properties Sold
February 2017	16	5
January 2017	10	1
December 2016	3	4
November 2016	5	6
October 2016	5	0
September 2016	6	1
August 2016	7	3
July 2016	8	2
June 2016	7	8
May 2016	6	4
April 2016	13	4
March 2016	7	0

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

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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	511
Weather Information	
Gamblers Anonymous	403-237-0654

Calling All Neighbours!

To have your Family profiled (Story and Professional Pictures) in the next edition of this Community Newsletter, please send us an email to EC@great-news.ca

BRAIN GAMES

SUDOKU

	3				7			
		9					7	
		8	6	5			4	2
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5	8						6	4
				8	4			
7	5			2	3	8		
	6					9		
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FIND SOLUTION ON PAGE 14

IN & AROUND CALGARY

Engaging Vulnerable People

A message from the Federation of Calgary Communities
Join us in partnership with the City of Calgary and the Calgary Drop-In & Rehab Centre Society to learn more about engaging vulnerable Calgarian who experience homelessness due to poverty, mental health, and addiction issues. We will also address community concerns around homelessness and different approaches you can take.

It's FREE for the public to attend!

Date: Thursday, April 20, 2017
Time: 7-9pm
Location: Bridgeland-Riverside Community Association - 917 Centre Ave NE

Register at <https://calgarycommunities.com/workshops-events/>

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What to do if You've Got an Issue with Your Legal Bill

By Brian Seaman

If you've got a legal bill that seems too high for the work that was done on your behalf, did you know that you have an option to possibly get it reduced? This process is unique to the legal profession and is set out in the *Alberta Rules of Court*. The review process applies not only to a legal bill and disbursements but also applies to retainer agreements.

The process is relatively straightforward. The provincial department of Justice and Solicitor-General has Queen's Bench Review Officers at its' 11 judicial centres located around the Province; in Calgary, the centre is located at 601 5th Street SW. These Review Officers hold law degrees, have practiced law, and act as important gatekeepers of the integrity of the legal profession by ensuring fairness.

If you have not received a satisfactory explanation as to the charges and disbursements from your lawyer, you may apply for a review of your bill. You have six months from the date that the bill was sent to file what's called a Notice of Appointment of Service; this Form, along with the various other forms you'll need including the Affidavit of Service, can be found online at [https://albertacourts.ca/docs/default-source/default-document-library/review-of-a-lawyer's-bill-sample-forms-\(november-2010\).pdf?sfvrsn=0](https://albertacourts.ca/docs/default-source/default-document-library/review-of-a-lawyer's-bill-sample-forms-(november-2010).pdf?sfvrsn=0). The cost for filing is \$100.00 and is payable by cash, credit, debit or cheque or money order payable to the "Minister of Finance and Enterprise of Alberta." Court orderlies at the judicial centre can direct you to the proper counter to file your

documents. You need to file the original document, plus three copies, and you'll need to include the account(s) that you want reviewed.

Once you've filed your documents, you must serve the Notice and supporting Affidavit on the lawyer whose account you're challenging. This can be done by personally attending the lawyer's office and serving the documents, by recorded mail through Canada Post, or by hiring a process server. In any case, unless the lawyer or an assistant has acknowledged service in writing, you will need to file an Affidavit of Service.

You should note that neither Court clerks nor Review Officers can give any assessment as to whether you have an arguable bill for review and what the outcome might be. You should also note that though you may have an agent or proxy to act/speak on your behalf, it is important to attend the Review hearing. If the Review Officer determines that the bill was justified, an award of costs may be made against you. Both you or your former lawyer may appeal a finding of the Review Officer. Finally, there are two exceptions to the rule regarding review of legal charges: i) the beneficiary of a Will can't get the Estate lawyer's charges reviewed; and ii) a Legal Aid account can't be reviewed.

This commentary provides general information about the legal account review process, reflects the author's opinion and is not legal advice. Brian Seaman is a freelance writer/legal researcher.



The Indoor Gardener

by Cindy DeJager

Fancy Ferns

I love, love, love ferns!

Ferns thrive in medium filtered light to low light and require humidity, but with a little bit of effort you can successfully nurture these beautiful plants. A few important tips to get you started: pot your fern in a plastic container rather than clay because the plastic will retain moisture. Choose a peat moss laden soil mixture with lots of organic matter in it. Choose north facing light for your fern.

Here are some ferns that can be found in most garden centres:

Crocodile Fern

Microsorium musifolium 'Crocodyllus'

Medium to bright light and high humidity
May grow 4 feet tall and wide.

Lemon Button Fern

Nephrolepis cordifolia 'Lemon Button'

Medium to bright light and high humidity
May grow 3 feet tall and 4 feet wide.

Maidenhair Fern

Adiantum raddianum 'Fritz Luth'

Medium to bright light and high humidity
May grow 2 feet tall and wide.

Rabbit's Foot

Humata tyermanii

Medium to bright light and high humidity
May grow 2 feet tall and wide.

Staghorn Fern

FYI: Staghorns don't need to be grown in soil so you often see them mounted and grown on walls or posts.

Platycerium bifurcatum

Medium to bright light and high humidity
May grow 6 feet tall and wide.

Bird's Nest Fern

Asplenium nidus

Medium to bright light and high humidity
May grow 5 feet tall and wide (but usually 1-2 feet indoors).

Silver Brake Fern

Pteris cretica 'Mayi'

Medium to bright light and high humidity
May grow 2 feet tall and wide.

Kangaroo Paw Fern

Microsorium diversifolium

Medium to bright light and high humidity
May grow 2 feet tall and wide.

Boston Fern

Most common indoor fern.

Nephrolepis exaltata 'Fluffy Ruffles'

Medium to bright light and high humidity
May grow 7 feet tall and wide (but usually 2-3 feet tall and wide indoors).



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PHOTO GALLERY

Photos by Ryan Preston

Ask Charles

I just spent \$50,000 to finish my basement with high-end finishings. Now, I'm listing my house for sale, and my real estate representative says she can't include the basement square footage in the total size. Why not?

You developed your basement and it's beautiful. You're sure any potential buyer would agree that it looks great, and is definitely livable space. But, your real estate professional is correct, the square footage of your basement cannot be included in the size of your home for listing purposes.

In Alberta, real estate professionals are required to follow the Residential Measurement Standard (RMS) when listing a residential property for sale. The RMS contains nine principles that enable real estate professionals, as well as buyers and sellers, to determine and compare the size of residential properties. The RMS sets out the specific parts of a residential property that can be included in its size for listing purposes.

Above grade levels are the levels of a residence that are entirely above grade. Below grade levels are the floor levels of a residence that are partly or fully below grade. If any portion of a level is below grade, the entire level is considered below grade. Below grade spaces include lower levels and basements. The RMS size of a property is, essentially, the sum of its above grade levels. Below grade levels are not included in the RMS area.

Without the RMS in place, there would be little consistency in how real estate professionals, and their sellers, measure and describe their property. Some may want to include their basement (unfinished or not), some may include an enclosed sunroom, while others may include the space created by a bow or bay window.

The RMS provides a consistent means of measuring, and describing, residential property size in Alberta.

Sellers, and their real estate representatives, are welcome to include additional measurement information in their listings, but the primary size listed in the listing must be the size according to the RMS.

Sellers need to remember that size isn't the only factor that will affect a property's list or selling price. Other factors include location, condition, quality of finishing, layout, and even type of ownership. You may not be able to include the square footage of your basement in the total square footage of your home, but the features of your home will set it apart from other properties. Size matters, but it's not the only thing that matters.

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

YOUR COMMUNITY/CITY EVENTS AT A GLANCE...

May 6 – 7, IFK Kickstart Garage Builder's Motorcycle Show - Christine Klassen Gallery

An annual showcase of garage-built motorcycles from across Alberta, most small in budget but all big in creativity. Join us from May 6-7 from 11am to 5pm and see what we've created over the winter! More info at facebook.com/kickstartshow

May 7, The Debaters Live! – The Jack Singer Concert Hall

A fundraising event for JFSC hosted by award-winning comedian, Steve Patterson, and features two of his favourite comics, (Dave Hemstad and Kate Davis) - they perform stand-up, followed by a comedic debate. More info at artscommons.ca/WhatsOn/ShowDetails

May 12 – 13, Vintage Redefined Market – Century Casino Showroom

The new vintage market with purpose! This ain't your typical tea-time at grandma's house. An exciting venue filled with treasures sure to delight and excite men and women alike! Over 80+ vendors featuring: True vintage, Collectibles, Re-purposed, Reclaimed, Oil & Gas, Records, Jewelry, Video Games, Antiques, Comics & more! More info at facebook.com/Vintage.Redefined.Market

May 13 – June 11, The Drowning Girls – Vertigo Theatre

The Drowning Girls is a lyrical exploration of a trio of murdered wives who gather evidence against their murderous husband by reliving the shocking events leading up to their deaths. One Yellow Rabbit Co-Founders Blake Brooker and Denise Clarke lead an incredible creative team in bringing this macabre fantasia to the Vertigo stage. More info at vertigotheatre.com

May 19, Raiders of the Lost Ark: Original Film with Orchestra – Jubilee Auditorium

The film that gave the world one of its greatest movie heroes, Indiana Jones, is back and better than ever before! Relive the magic on the big screen with the original great adventure, Raiders of the Lost Ark with John Williams' epic score performed live alongside the film by the Calgary Philharmonic Orchestra. More info at calgaryphil.com

May 26, Nose Creek Players Presents: Anne of Green Gables – The Bert Church Theatre

Your community theatre company, Nose Creek Players, is proud to present Lucy Maud Montgomery's iconic tale of Ann Shirley. This beloved Canadian yarn tells the story of an imaginative red-haired girl searching for a place to belong; for her kindred spirit. More info at airdrie.ca

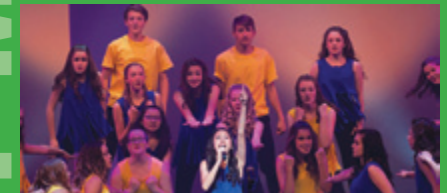
MAY 5 – 6 CALGARY INTERNATIONAL BEERFEST – BMO CENTRE, STAMPEDE GROUNDS

For the seasoned brew lover and budding beer enthusiast alike, Beerfest appears to have it all. Over 500 brews of all shades and compositions, contests, take part in beer seminars, vote for the People's Choice awards, meet new people, sample delicious foods, enjoy the atmosphere and entertainment, and most importantly have a great time! More info at albertabeerfestivals.com



MAY 13, YOUTH SINGERS OF CALGARY PRESENT: #IAMMUSIC – 1415 14 AVE NW

The Youth Singers of Calgary have a long, proud history as ambassadors of true Canadian spirit and as a voice for Canadian youth through singing, dancing and acting. To celebrate Canada's 150th Birthday we have asked the question 'what does it mean to be a young, Canadian artist in this digital age?' On May 13th we raise our collective voices to answer that question. #IAmCanadian #IAmConnected #IAmMusic More info at youthsingers.org



MAY 24 – 27, CALGARY INTERNATIONAL CHILDREN'S FESTIVAL – ART COMMONS AND OLYMPIC PLAZA

Open the door to your imagination! The Calgary International Children's Festival (Kidsfest) celebrates its 31st anniversary this season. From its humble beginning in 1987, Kidsfest has grown to become one of the most prominent arts festivals of its kind in Canada and the largest presenter of performing arts for young people in Calgary. More info at calgarykidsfest.ca





White-Faced Ibis an Unusual Visitor

Article by J.G. Turner

The White-Faced Ibis is a medium sized, dark wading bird, with long dark legs and a long, downward curving bill. Its plumage is dark chestnut in colour, with a purple and green glossy look during the breeding season. Breeding adults have a bare pinkish face in front of the eyes, bordered with white feathers and red eyes. In the non-breeding season, the White-Faced Ibis appears as a much more drab brown bird with dark wings.

Fun Facts:

- This South American native that had its first confirmed sighting in southeast Alberta in 1974.
 - Most of its kind lives in the United States, Central America and the southern half of South America. For the winter this unusual visitor migrates to find warmth in the southern United States.
- The conditions found in that corner of the province were sufficient to attract a small but consistent number of breeding pairs. This bird is considered to be an isolated breeder in the province, separated from other populations, which are breeding further south on the continent.
- This bird's sickle shaped bill is ideal for foraging for its favourite foods. It pokes its bill down into water and mud to find insects, leeches, snails and earthworms, and also fish, crayfish, newts and frogs.
- The White-Faced Ibis chooses to nest in marshy areas where there is dense vegetation such as reeds, cattails and bulrushes and builds its nest from the stalks of these plants.
- The White-Faced Ibis lays a clutch of 3 or 4 green-blue eggs.
- The White-Faced Ibis will live about nine years.

White-Faced Ibis populations have shown modest growth in some areas of North America over the years. However, they face many threats from human activities:

from being hunted to habitat destruction. As the White-Faced Ibis is reliant on wetlands and marshes for both feeding and nesting, changes to wetlands, such as those caused by pollution or draining to increase farmland acreage, can have a very harmful impact on their survival.

If you find an injured or orphaned wild bird or animal in distress, please contact the Calgary Wildlife Rehabilitation Society hotline at 403-239-2488, for tips, instructions and advice, or look at the website at www.calgarywildlife.org for more information.

BRAIN GAMES

SUDOKU

2	3	5	8	4	7	6	9	1
6	4	9	2	3	1	5	7	8
1	7	8	6	5	9	3	4	2
4	2	3	5	1	6	7	8	9
5	8	7	3	9	2	1	6	4
9	1	6	7	8	4	2	3	5
7	5	4	9	2	3	8	1	6
8	6	1	4	7	5	9	2	3
3	9	2	1	6	8	4	5	7



Giving People a Voice in Mental Health Research

By Caitlin Crawshaw

The Mental Health Commission of Canada reports that in a given year, one in five people in Canada experiences a mental health problem or illness. In Alberta, that's more than 675,000 people.

Researchers and clinicians in the province recognize the need to learn more about mental health, but realize most research topics are chosen by the researcher, not the people living with mental illness. A new study partly funded by Alberta Innovates (previously Alberta Innovates – Health Solutions) is changing that. This fall, the Alberta Depression Research Priority Setting Project surveyed people who have experienced depression, as well as their clinicians and caregivers, to pinpoint gaps in current research.

"Someone with lived experience will likely have a different perspective than someone doing the research," explains Robbie Babins-Wagner, PhD, a professor at the University of Calgary Faculty of Social Work and a member of the project's advisory group.

Researchers are analyzing the survey answers to better understand the needs of people who experience depression. And what they find will shape research to help meet their needs. "This will allow the voice of people living with and caring for mental illness to influence research projects," adds Babins-Wagner.

IN & AROUND CALGARY



EMS: Bicycle Helmet Safety

Head injuries are a leading cause of serious injury and death to children riding bicycles*. Most injuries occur when a cyclist suffers a fall, strikes a stationary object, or collides with another cyclist/pedestrian. Remember – it's the law in Alberta that cyclists under the age of 18 must wear a helmet (and highly recommended for all ages). Helmets should be CSA approved and worn during recreational activities such as skateboarding, in-line skating, and cycling.

Getting informed

- Wearing a helmet while cycling can prevent a serious injury, or even save a life;
- Brain injuries can cause permanent disability or death;
- Reduce your risk by always wearing your helmet;
- Replace any helmet that has been involved in a crash, even if it appears undamaged.

Getting started

- Allow children to assist when buying their helmet. Cyclists who choose their own helmet are more likely to wear them;
- Start the habit early. Young children learning to ride tricycles need to wear helmets;
- Parents must lead by example – always wear a helmet when cycling.

Getting the right fit

- Take the time to properly fit and adjust your helmet to ensure maximum protection in case of a crash;
- When worn properly, helmets should fit level, not tilted up, or down over the forehead;
- Helmets should feel snug, but not too tight. To test the fit, the helmet should not fall off when you shake your head from side-to-side while the straps are unfastened;
- Adjust the chin straps to form a "Y" below and slightly forward from the ears;
- Only one finger should be able to fit under the chin strap when it is fastened;
- Do not forget to use the sizing pads included with the helmet. They will help improve the overall fit, comfort and safety.



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BUSINESS CLASSIFIEDS

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I was out and about at the end of March for Constituency Week, connecting with constituents and local businesses to hear their concerns and discuss what they would like to see in government. Pounding the pavement with my office staff, I was able to speak with many of you face to face. Things have felt a little empty downtown with the recent economy, but I know Calgary-Buffalo is a resilient community.

We are slowly adding jobs back to the Alberta economy as our deficit has kept steady and investment grows again in our province. Alberta is predicted to have the highest economic activity of all Canadian provinces throughout 2017 and 2018!

The announcement of Budget 2017-2018 has created a clear path for our province over the next year. We are keeping government spending in check while ensuring that Albertans are receiving the quality services that they need; so, spending will remain conservative, despite the optimism. The government announced it will be cutting salaries and eliminating bonuses for the highest paid top executives of agencies, boards, and commissions to bring their pay in line with public sector equivalents. This came into effect last month and these changes to compensation are expected to save nearly \$16 million a year, without having any effect on services received by Albertans. Finance Minister Joe Ceci integrated a large amount of constituent feedback and consultation into the development of the new budget, and I am sure it will serve our province well.

The Energy Efficiency Office will be launching this month, as I spoke about in the March newsletter. There are many new programs being launched to help Albertans reduce their energy consumption and save on the carbon levy. These programs also include a recently announced Residential and Commercial Solar rebate of up to 30% of your costs. Check out <https://www.efficiencyalberta.ca/> for more information.

With session now underway, the Alberta government has agreed to include age into Sections 4 and 5 of the Alberta Human Rights Act. Our government supports Albertans of all ages and believes no one should be discriminated against because of their age. This issue was recently before the courts and was also brought to our attention by the Elder Advocates of Alberta Society and other stakeholders.

I am always open to receiving feedback from Albertans on important issues like this one, and will consider it as the government evaluates its options. You can connect with my constituency office at Calgary.buffalo@assembly.ab.ca or 403-244-1880.

Downtown Economic Summit

I have witnessed many boom and bust cycles over the years in Calgary. Each time, we wait out the downturn and carry on with business as usual.

Although there are positive signs of recovery, this recession is different. Rather than a regular downturn in the business cycle that will fix itself, financial experts agree Calgary is experiencing a 'structural recession'. This more serious type of recession exposes the risks of relying heavily on a single industry. We cannot treat a structural recession with tools meant for a cyclical one. In other words, we cannot wait this one out.

Evidence of the downturn is obvious in all areas of Calgary, but particularly in the downtown core. Downtown historically generated around 40% of The City's non-residential tax revenue and 25% of City-wide employment. With record vacancy rates and declining property values in the downtown, 2016 saw a sharp decline in property tax, parking, and transit revenues. Because Calgary's economic health is heavily reliant on the health of our downtown, this resulted in a dramatic tax burden shift to businesses outside the core.

Having been a small business owner for 17 years, and the manager of the Kensington Business Revitalization Zone, I understand the challenges businesses face. That is why I supported \$45 million in one-time relief for businesses experiencing large increases in property taxes. While The City is able to afford short-term assistance, we need long-term solutions to address the root cause of the tax shift – a struggling downtown core. Businesses across Calgary, both small and large, depend on a strong downtown.

Calgary's downtown worked well for 1980, but will it work for 2025 and beyond? The problem is complex with no easy solutions. Earlier this year, Council supported my motion to host a Downtown Economic Summit to bring together the best minds to create recommendations for a more resilient, creative, and diversified downtown. Work from the private sector, social organisations, and all three orders of government is required to fundamentally shift the downtown economy and emerge from the recession better than ever.

All is not doom and gloom. We have a tremendous opportunity to create conditions for businesses to thrive and to get Calgarians back to work.

To sign up for updates on key community and Ward 7 issues, please visit www.DruhFarrell.ca. You can also follow us on Twitter at @DruhFarrell and on Facebook at @DruhFarrellCalgary.

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MP Calgary Centre
Hon. Kent Hehr
 950 6 Ave Sw
 kent.hehr@parl.gc.ca
 403-244-1880
 www.KentHehrMP.ca

Looking back at Budget 2016 and forward to 2017

Our government focused on investing in the middle class and working towards a more innovative economy. By directly investing in Canadians and families we are putting our country in better stead with firmer foot forward into the future.

At the tail end of 2016 our government approved two major pipelines after consulting with Canadians, building up an environmental consensus with the carbon price, and creating the balance between the environment and industry. By doing this work we are building the framework to create long term prosperity of Alberta and all of Canada.

On the subject of building up long term prosperity for our country – my colleague in cabinet and fellow Alberta Liberal Member of Parliament, Infrastructure Minister Amarjeet Sohi, is continuing his work to invest in projects like the Green Line LRT, flood mitigation projects, and more for our city. Since the 2015 election our government has invested some \$3 billion into Albertan infrastructure: more than the last five years of the previous government combined.

Looking back at Budget 2016 we went forward with three of our main platform planks. First amongst them was the Canada Child Benefit which gave simpler, tax-free, and more generous and better targeted help to families. 9 out of 10 Canadian families benefit from

higher payments under our newly implemented system – and is now on the way to lifting hundreds of thousands of children out of poverty.

Our second commitment was a middle class tax cut. As one of our first acts as a government was to cut taxes for nearly 9 million Canadians by reducing the second personal income tax rate, and delivering tax relief to Albertans.

Thirdly – we created a \$2.7 billion reform package of Employment Insurance to support Albertans and Canadians during the commodity price downturn. By reducing wait-times (from two weeks to one week), and specifically work with Albertans on accessing more benefits, these changes would support those impacted by the decrease in oil prices. Some of these benefits we extended benefits up to 50 weeks for hurting Albertans, with long-tenured workers able to receive an additional 20 weeks up to a maximum of 70 weeks. Further to this – we doubled the maximum of the work-sharing agreements to 76 weeks.

Budget 2017 will be a continuation of our work as a government. We are actively seized with supporting the middle class and working towards a better future for all. More details will be available at budget.gc.ca.

As always, you can contact my office by email at kent.hehr@parl.gc.ca or by phone at 403.244.1880. My office is located at 950 6 Ave SW and my door is always open to you. You can follow my work in Parliament online and sign up for my e-newsletter at www.KentHehrMP.ca.



Name	Age	Contact	Course
Dain	38	403-383-0269	No
Sienna	17	403-402-9328	No

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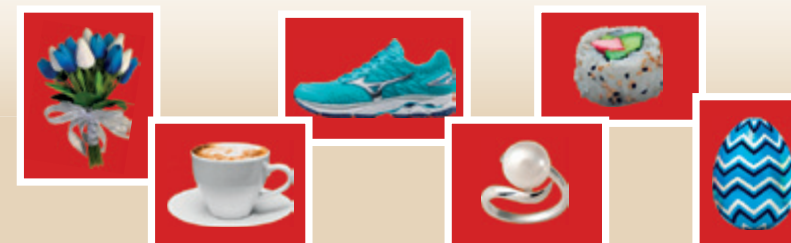


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