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5 REASONS TO BECOME A MEMBER OF ERLTON COMMUNITY ASSOCIATION



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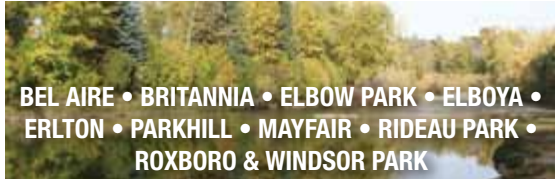
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Ward 9 Office
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Calgary, AB, Canada T2P 2M5
Phone: 403-268-5330
Fax: 403-268-8091
Email: ward09@calgary.ca
Web: www.calgary.ca/ward9



Councillor Brian Pincott
Ward 11 Office
P.O. Box 2100, Station M
Calgary, AB, Canada T2P 2M5
Phone: 403-268-2430
Fax: 403-268-8091
Email: ward11@calgary.ca
Web: www.calgary.ca/ward11



Councillor Evan Woolley
Ward 8 Office
P.O. Box 2100, Station M
Calgary, AB, Canada T2P 2M5
Phone: 403-268-2430
Fax: 403-268-3823
Email: alderweb@calgary.ca
Web: www.calgary.ca/ward8



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Calgary-Elbow
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Calgary, AB Canada T2S 2T6
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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



Residential Security Reminder

Calgary Police Services are reminding citizens to keep their residences secure in the summer.

Break-ins were reported in District 8 (South Calgary) as a result of garages, vehicles, and homes being left insecure. Residential break and enters are often crimes of opportunity and are not isolated to one area of the city.

So far this year, the city has seen 35 house break and enters per week, or five per day. Typically, 50 per cent of these break-ins occur via an unsecure premise and can be prevented.

As the weather warms up, citizens are reminded of the following tips to help prevent break and enters, property crime and vehicle thefts:

- Ensure that all doors and windows are secured at all times, even when you're home. Culprits need mere moments to commit a theft or break in. If you do open any windows or doors, make sure you only open them for rooms that someone is present in.
- If you are spending time in your backyard, then always make sure your front door is locked and vice versa. If possible, keep a key with you and lock all your doors.

- Always lock your vehicles and close your garage doors, even if you are nearby or only leaving for a short period of time.
- Establish a routine where you check that all doors and windows, including the garage, are properly secured before leaving your home or going to bed. Make sure to remove garage door openers from vehicles parked outside your residence. Thirty-six per cent of break and enters occur overnight.
- Never leave spare keys for your residence or vehicle inside your vehicle or other obvious hiding spots around your residence.
- Offenders will often break into a residence as a way to steal a vehicle parked outside the residence. When you're at home, store your vehicle keys away from the entrance to your house.
- Report any suspicious people or activity in your community by calling 403-266-1234 or 9-1-1 if there is a crime in progress.

Including commercial properties, residential properties and other premises, the Service responds to an average of 18 break and enters per day.



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OH, CANADA!

Great News Publishing asked Calgary residents what they love about Canada and being Canadian. Thank you to everyone who submitted their answers!



CALGARY



WILDLIFE

The Grey Jay

Article by J.G. Turner

In 2016, the Royal Canadian Geographical Society asked Canadians to identify candidates for an 'official' bird for Canada, intending to lobby the Canadian Government to make the final choice official to mark Canada's 150th birthday in 2017. The winner was the Grey Jay which is also known as the Gray Jay, the Canada Jay, the Whisky/ Whiskey Jack, the Camp Robber, the Meat Hawk and the Moose Bird.

The Grey Jay is the only grey coloured Jay in North America and is 28 to 33 cm (11 – 13 in) from beak to tail's tip, has a 45 cm (18 in) wingspan and weighs about 70 g (21.5 oz). The Grey Jay is a large fluffy grey bird with white head, black nape, short black bill, and long tail but no head crest. It has variations in its colouring in different regions and is often visually confused with Northern and Loggerhead Shrikes. This mischievous bird lives year round in every province and territory of Canada,

thriving in cold temperature extremes (up to -30 C). The Grey Jay is found in boreal regions from the tree limit in the far north through mountains and foothills, coniferous and mixed forests, bogs and fens, picnic and campsites across the country.

Fun Facts:

- The Grey Jay is a member of the Corvidae family of birds, along with other Jays, Crows, Magpies and Ravens. This is a highly intelligent group of birds known for their boisterousness, persistence and adaptability to the presence of humans in their environment. The Grey Jay is said to have the same "brain to body size ratio" as dolphins and chimpanzees!
- These birds are of the earliest nesters in Alberta, laying eggs as early as late February. This gives their young most of the year to learn to forage and store food for their first winter.
- Grey Jays are omnivores and eat seeds, scavenge carcasses (part of nature's clean up crew), and eat eggs and nestlings of other birds.
- Grey Jay cold weather adaptations include:
 - catching small chunks of food by covering it with their sticky saliva, and 'gluing' the food to tree trunks, twigs or conifer needle clusters. The Grey Jay remembers where it stores this food!
 - allowing solar radiation to penetrate their feathers while still keeping their insulating qualities; and
 - decreasing their body temperature at night.
- You may be able to attract the Grey Jay to your backyard feeder with suet, rolled oats, shelled sunflower seeds, or dry dog and cat food.

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



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Hats Off to the Beaver

Fur trade was a historical benchmark of Canada's international commerce. Felt from beaver fur could be molded into many creative hats. From top hats to bowlers, tricorn hats to fancy women's hats, the possibilities were endless. Thank goodness beaver fur went out of fashion in favour of silk hats, or not as many of our iconic furry friends might be around today!



Elbow Scene mybabysitterlist

Name	Age	Contact	Course
Natalie	12	403-862-1986	Yes
Quinn	14	403-478-8129	Yes
Naomi	14	403-604-0646	Yes
Lev	14	587-891-7789	Yes
Caitie	15	403-701-3879	Yes
Chris	15	403-701-3879	Yes
Miranda	15	403-620-3750	Yes
Dana	16	403-243-3836	Yes
Aidan	16	403-217-1233	No
Benjamin	17	403-966-3084	No
Micaela	17	403-703-9996	No
Charlotte	17	403-991-3728	Yes
Katharine	18	403-629-3961	No
Claire	19	561-809-0597	No
Christine	33	403-923-9101	Yes
Emely	49	403-805-2527	Yes

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SCHOOL SHOUT-OUTS

St. Augustine Fine Arts School

The final news submission, as we conclude a year and move into the summer, is always bittersweet. We are always excited for the well-deserved holiday, but cannot help but to reflect on the memories of a year gone by. We had an amazing year at St. Augustine Fine Arts School that was full of wonderful experiences. This ranged from the fine arts showcases, to our school productions, to our many events such as family dances and BBQs, all which served to build community and make this school a wonderful place to learn and play. However, through it all, it is the many relationships and friendships that have been forged that have made the deepest impressions on us. Although we will be enjoying the summer sun with our families on vacations, many of us will be counting the days until the next school year begins so we can see our buddies again.

On behalf of the entire school community at St. Augustine Fine Arts School, we wish everyone a fun-filled and safe summer break.

Steve Laberge, Principal, St. Augustine School



The "dog days of summer" refer to the weeks between July 3 and August 11, and are named after the Dog Star (Sirius) in the Canis Major constellation. The ancient Greeks blamed Sirius for the hot temperatures, drought, discomfort, and sickness that occurred during the summer.

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A group of beauty counselors entertained Friday evening in the Free Press board room in honor of Princess Tania Obolensky, who was in Winnipeg during the week end, a guest at the Fort Garry hotel, Miss Jean Burdett presented piano selections. The Princess left Sunday for Windsor, Ont.

- newspaper clipping supplied by Robin McLeod



The Story behind Princess Obolensky Park overlooking the Elbow River, Parkhill

I had the privilege of knowing Princess Obolensky thanks to my grandparents, Abbie and Rees Taprell. Princess Obolensky was a rare individual that made a huge impact on my life. She was forever young in thought and interest, always eager to engage in conversation and discussion.

Her story and therefore the story of the park dedicated to her is fascinating.

Princess Tania Obolensky was born in Moscow in 1913, the daughter of Princess Elizabeth Obolensky, a descendant of Prince Rurikovich, the first reigning prince of Russia. The family's life, as part of the Russian nobility, came to an abrupt end with the Bolshevik revolution in 1917. Her parents were imprisoned but later released by the White Army. Out of Russia they fled arriving in Bulgaria and then moving on to Yugoslavia where her father died in 1927.

After being tutored in various schools across Europe Princess Tania finally left Europe for Canada. Of all the places in Canada, she settled on the Bow Ranch near Cochrane. Ranching life became her blood. On the ranch she raised Aberdeen cattle, horses, Persian lambs and hogs. Not content to sit behind a manager's desk she was out on the range supervising and working with fellow ranch hands. She admitted that she was a lousy roper and her favorite piece of equipment to operate was a power binder.

Curiously, considering her ranching life or maybe because of it, Princess Obolensky developed an interest in cosmetics. In an interview by the Lethbridge Herald in 1948 she commented that she was never interested

in cosmetics until she discovered what they did for her. Eager to tell other women about these products she rose in the ranks from a local salesperson to the Western Manager of Beauty Counselors of Canada, a "dominion-wide" cosmetics company. When asked by the Lethbridge Herald about the "new look" she thought it more flattering to women but not so flattering to pocketbooks!

In 1952, Princess Tania opened a very successful clothing and gift shop called La Boutique in downtown Calgary. This allowed her to return to Europe on buying expeditions bringing back the latest in European fashion, accessories and small furnishings. La Boutique quickly became not only the fashion centre but also the social hub of Calgary. If you wanted to find out what was going "down" in Calgary you went to La Boutique.

Eventually Princess Tania retired. From her small apartment in Rideau Towers she overlooked the Elbow River and the mountains to the west that she so loved. Until the day she died, Princess Obolensky retained a regal elegance and, of course, her milky satiny skin!

Longstanding friends of the Princess enabled the dedication of the Princess Obolensky Park in 1984 – a wonderful tribute to a remarkable life lived.

Robin McLeod
President, S2G+

Formed in 2004, S2G+ Preservation Society collaborates to enhance the environment and natural history of the lower Elbow River, its valley and contiguous bench lands from the Glenmore Dam to Fort Calgary.

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SAFE & SOUND

EMS: Heat Related Illness

With the return of summer weather, Alberta Health Services EMS would like to remind everyone to stay safe in the heat and sun this season. While children and the elderly may be more susceptible to the effects of heat and sun, basic prevention measures should be taken by all to avoid a heat related illness during periods of hot and humid weather.

Heat exhaustion

- Heat exhaustion can occur due to excessive fluid loss during periods of prolonged sweating in a hot and/or humid environment (indoors or outdoors).
- Patients may suffer headaches, weakness, fatigue, nausea/vomiting, thirst, chills, and profuse sweating.
- The patient is usually cold and damp to the touch and the skin may appear pale or dusky gray.

Heat stroke

- Heat stroke is a medical emergency which, without prompt treatment, could be fatal.
- It occurs when the body can't cool itself naturally (e.g. perspiration). The body's temperature will continue to rise to dangerous levels.
- Due to severe dehydration and the inability to sweat, the patient may appear flushed, and skin may be hot and dry to the touch.

First aid

- First aid for all heat related illness begins with removing or sheltering the patient from the hot environment.
- Remove excess or tight fitting clothing, and allow them to rest in a cool environment.
- If the patient is conscious and alert, provide suitable fluids such as: water, juice, or a sports drink.
- If you are concerned, seek medical attention or call 9-1-1.

Prevention

- Stay well-hydrated by drinking plenty of water.
- Be aware that excessive alcohol consumption will promote dehydration.
- Always wear a broad brimmed hat to keep the sun off your face and neck.
- Apply a broad spectrum, waterproof sunscreen with a minimum SPF of 30+, especially for children. The sun's UV rays peak between 11am-3pm, even on cloudy days.



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What You Need to Know to Get a Safe Ride Home from This Year's Stampede

Whether you are using a taxi or rideshare company—such as Uber or Tapp Car—during Stampede, there are some important safety tips to keep top of mind. Just like taxis, rideshare companies are regulated by The City of Calgary and have to meet City safety standards before drivers can take passengers. However, there are some important differences between taxi and ride-share companies:

- Rideshare drivers are not allowed to pick up people who hail them on the street or seek out business by approaching potential customers.
- All trips must be booked through a rideshare company app.

When you book your trip, make sure to look at the verification information the ride share app automatically sends you *before* you get in the vehicle. This information will safeguard you against getting into a vehicle with a potentially unsafe, unlicensed driver. The app includes:

- A photo of the driver
- The licence plate number, and the make and model of the vehicle
- Real time GPS tracking, which enables you to track the vehicle on route to your location

If you are street-hailing a taxi, it's just as important to verify that the taxi is legitimate before you get in. Make sure the driver and vehicle are both licensed. Check for a taxi plate on the rear bumper of the vehicle to verify that it is a licensed taxi. The driver's ID should be posted in a visible location, typically on the driver's visor. If you are not able to see it, you can ask to see it. Before you get into a taxi, take note of the taxi number, company and colour of the vehicle in case you need to track down lost items.

Taxi stands for Stampede – July 7 - 16

The City of Calgary is working closely with the taxi industry and the Calgary Stampede to provide increased access to taxis around Stampede Park and surrounding areas to accommodate Stampede visitors and bar patrons.

In addition to late night and permanent downtown taxi stands, four temporary stands have been set up near Stampede Park.

- Two all-hours taxi stands located at the South and North Entrances of Stampede Park operate throughout the day. The North Entrance is given priority to accessible taxi service as it provides the closest means of entering the Park.
- Two additional late-night temporary stands have been established on 12th Avenue and Macleod Trail SE. The late-night temporary taxi stands operate every night between the hours of 10 p.m. and 3 a.m.

These locations are marked with signs, and provide safe and easily accessible points for taxis to pick-up and drop-off customers.

Other designated taxi locations around the city
Taxi Hydrant Zones– identified with signs, and are located in various locations throughout downtown.

Late Night Taxi Stands – available to serve you between 10 p.m. and 3 a.m. on Thursday, Friday and Saturday nights. Conveniently located near restaurants, theatres and bars, these stands help Calgarians and visitors come and go safely from our city centre.

Calgary Transit – provides 24-hour CTrain service during the Stampede.

Other options – luxury sedans can be booked as a pre-arranged service. Costs are generally higher than a regular taxi. They cannot provide on-demand service. Always be diligent about checking ID information provided during booking before getting into the vehicle.

Remember, if you have any concerns about a taxi, rideshare, or limo service, contact the non-emergency line at 3-1-1. If you feel as though your safety is threatened, call 9-1-1.

STAMPEDE TEMPORARY TAXI STAND MAPS



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Even with Low Rates, You Can Invest for Income

By Toddye Kam, CFP®, CFA

With interest rates holding steady at an all-time low, many investors feel complacent about investing for a return. Clearly, low interest rates have a wide-ranging impact — but what effect will they have on you, as an individual investor?

If you need income from your investments, then the continuation of ultra-low interest rates may be a matter of some concern, particularly if you own certain types of fixed-income investments, such as term deposits or Guaranteed Income Certificates (GICs). While GICs guarantee to protect principal and offer flexible interest payment frequency, they are not risk-free. With low interest rates, you risk losing purchasing power. Still, fixed-rate vehicles may well have a place in your portfolio. If you're even somewhat dependent on your investments for income, you may need to broaden your search. Here are a few ideas to consider:

Build a bond ladder. Long-term bonds, by their nature, are more subject to interest rate risk than shorter-term vehicles. In other words, interest rates are more likely to rise during the life span of a longer-term bond — and when rates go up, the prices of existing bonds will fall. To help lower this risk, you may want to build a "ladder" of bonds of varying maturities. Then, if market interest rates are low, you'll still have your long-term bonds earning higher rates, but if rates rise, you can take advantage of them by reinvesting the proceeds of your maturing short-term bonds. But remember to work with your financial advisor to evaluate whether a bond ladder and the securities held within it are consistent with your investment objectives, risk tolerance and financial circumstances.

Consider dividend-paying stocks. You can find companies that have paid dividends for many consecutive years — and in some cases, increased their dividend payout each year. In the past year, companies in the S&P/TSX Composite have paid \$43 billion in dividends, and expected to pay out a record amount in 2013, according to Bloomberg data. (Keep in mind that the S&P/TSX Composite is an unmanaged index and is not



available for direct investment.) Of course, stock prices will fluctuate in value, and you may receive more or less than your original investment when you sell. Historically, dividend-paying stocks have been less volatile than non-dividend-paying stocks. Be aware, though, that companies can lower or discontinue dividend payments at any time without notice. Past performance is not a guarantee of future results.

Refinance your mortgage. Today's low rates are good news for borrowers. With tougher standards in place, it may not be as easy to refinance a mortgage as it once was, but if you qualify, you may want to think about refinancing. You may be able to save quite a bit of money on your monthly payments — and lower payments can translate into a greater cash flow. Plus, if you don't need all the savings, you can put some of the money into a Retirement Savings Plan (RSP) or another retirement savings vehicle.

Ultimately, an extended period of low interest rates is just one more factor to consider in creating and adjusting your investment strategy. Work with your financial advisor to help ensure low rates won't affect your income needs.



Erlton Community Association

PO Box 94078, Elbow River RPO
Calgary, AB T2S 0S4

president@erltoncommunity.com
www.erltoncommunity.com

Last 12 Months Erlton

MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$609,450	\$608,000
May 2017	\$0	\$0
April 2017	\$394,900	\$394,900
March 2017	\$380,000	\$354,500
February 2017	\$372,450	\$362,000
January 2017	\$0	\$0
December 2016	\$469,000	\$447,500
November 2016	\$0	\$0
October 2016	\$0	\$0
September 2016	\$375,000	\$372,500
August 2016	\$375,000	\$370,000
July 2016	\$384,944	\$377,000

Last 12 Months Erlton

MLS Real Estate Number of Listings Update

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

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

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Letter to
the editor



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Elboya Community Association

PO Box 30573, 1323N-6455 McLeod Trail South
Calgary, AB T2H 2W2

Phone: 403.249.7097 | www.elboyaheights.com

Last 12 Months Elboya

MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$849,000	\$825,000
May 2017	\$1,049,900	\$985,000
April 2017	\$1,772,000	\$1,625,000
March 2017	\$779,900	\$757,000
February 2017	\$1,387,500	\$1,355,000
January 2017	\$0	\$0
December 2016	\$850,000	\$800,000
November 2016	\$1,599,900	\$1,415,000
October 2016	\$0	\$0
September 2016	\$687,500	\$664,500
August 2016	\$859,500	\$835,000
July 2016	\$0	\$0

Last 12 Months Elboya

MLS Real Estate Number of Listings Update

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

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

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Britannia Community Association

britanniac@gmail.com

Last 12 Months Britannia MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$2,770,000	\$2,630,000
May 2017	\$1,399,000	\$1,315,000
April 2017	\$1,795,000	\$1,690,000
March 2017	\$1,947,000	\$1,925,500
February 2017	\$0	\$0
January 2017	\$0	\$0
December 2016	\$0	\$0
November 2016	\$0	\$0
October 2016	\$1,924,500	\$1,874,500
September 2016	\$939,000	\$900,000
August 2016	\$0	\$0
July 2016	\$0	\$0

Last 12 Months Britannia MLS Real Estate Number of Listings Update

	No. New Properties	No. Properties Sold
June 2017	4	2
May 2017	3	3
April 2017	3	1
March 2017	2	2
February 2017	3	0
January 2017	0	0
December 2016	2	0
November 2016	2	0
October 2016	4	2
September 2016	1	1
August 2016	4	0
July 2016	0	0

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

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Windsor Park Community Association

403.253.3223

5304 6 Street Southwest

Calgary Alberta, T2V 1E1

WPCA5304@yahoo.ca

Last 12 Months Windsor Park MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$514,950	\$509,000
May 2017	\$609,900	\$505,000
April 2017	\$749,900	\$710,000
March 2017	\$679,000	\$665,000
February 2017	\$787,450	\$758,750
January 2017	\$729,000	\$700,000
December 2016	\$554,900	\$530,000
November 2016	\$629,900	\$616,000
October 2016	\$694,900	\$675,000
September 2016	\$550,000	\$555,000
August 2016	\$634,500	\$620,000
July 2016	\$619,900	\$590,000

Last 12 Months Windsor Park MLS Real Estate Number of Listings Update

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

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FOR ART'S SAKE

Art Out-of-Doors

Summer is here, and I'm sure many of us are looking for ways to experience the arts out-of-doors, in the sunshine (hopefully not in the rain!) Like the warming rays of the sun give us vitamin D, helping to improve our mood and overall personal well-being, so does listening to music, viewing art, or seeing live theatre. According to the Canadian Council of Chief Executives, "the quality of a community's cultural infrastructure has a direct impact on quality of life."

Fortunately for us in Calgary, there are some fabulous opportunities to get our happy on and enjoy the arts outside during the month of July. Kick off your summer season with the free Canada Day celebration on Olympic Plaza with music, parades, and of course, fireworks! Among many other exciting events that day, Arts Commons and The City of Calgary are inviting 1,500 musicians to perform *Four Strong Winds* together with legendary Alberta musician, Ian Tyson – for free! To view the full lineup of Canada Day activities, you can visit Calgary.ca/Canada150.

Also happening in July, Music in the Plaza returns to Heritage Park, giving you a great opportunity to introduce your kids to a music performance without the pressure of having to sit still, and Theatre Calgary's Shakespeare on the Bow is back for another year with *As You Like It* at Prince's Island Park. Then, of course, there's the ever-popular Calgary Folk Music Festival where you can stroll from stage to stage enjoying an all-star lineup of folk musicians carefully selected for your listening enjoyment. What better way to enjoy your summer months than to combine the arts and fun in the sun?

For a full list of Calgary's festivals this summer, indoor and outdoor, you can visit todocanada.ca/festivals-in-calgary.

This column is provided by Arts Commons. Located in the heart of Calgary's vibrant downtown core, Arts Commons is home to six distinct performance venues.



Rideau-Roxboro Community Assoc.
c/o 525-30 Ave SW
Calgary, AB – T2S 0P4
Phone: 403.803.1717

Last 12 Months RIDEAU PARK
MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$0	\$0
May 2017	\$2,222,500	\$2,155,000
April 2017	\$0	\$0
March 2017	\$2,299,000	\$1,950,000
February 2017	\$0	\$0
January 2017	\$0	\$0
December 2016	\$0	\$0
November 2016	\$0	\$0
October 2016	\$939,000	\$900,000
September 2016	\$1,950,000	\$1,562,500
August 2016	\$1,999,000	\$2,060,000
July 2016	\$0	\$0

Last 12 Months ROXBORO
MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$969,500	\$936,500
May 2017	\$0	\$0
April 2017	\$0	\$0
March 2017	\$1,300,000	\$1,287,500
February 2017	\$0	\$0
January 2017	\$1,050,000	\$1,000,000
December 2016	\$0	\$0
November 2016	\$678,000	\$650,000
October 2016	\$0	\$0
September 2016	\$0	\$0
August 2016	\$1,049,000	\$975,000
July 2016	\$0	\$0

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Elbow Park Community Association
800-34 Ave SW | Calgary, AB T2T 2A3
Phone: 403.243.3783
president@elbowpark.com | www.elbowpark.com

Last 12 Months Elbow Park
MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$1,475,000	\$1,250,000
May 2017	\$1,272,450	\$1,270,000
April 2017	\$1,199,000	\$1,115,000
March 2017	\$2,172,500	\$2,075,000
February 2017	\$1,734,500	\$1,567,000
January 2017	\$1,324,500	\$1,152,500
December 2016	\$1,695,000	\$1,500,000
November 2016	\$1,609,950	\$1,482,500
October 2016	\$1,147,000	\$1,142,000
September 2016	\$1,274,450	\$1,192,570
August 2016	\$1,099,000	\$1,040,000
July 2016	\$2,899,000	\$2,550,000

Last 12 Months Elbow Park
MLS Real Estate Number of Listings Update

	No. New Properties	No. Properties Sold
June 2017	10	5
May 2017	7	6
April 2017	18	5
March 2017	3	4
February 2017	6	2
January 2017	7	4
December 2016	2	3
November 2016	6	6
October 2016	6	2
September 2016	8	6
August 2016	7	3
July 2016	3	1

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YOUR CITY OF CALGARY

Green Cart Food and Yard Waste Program

Please visit calgary.ca/greencart to get additional details on the Green Cart Food and Yard Waste program.

Green Cart Q&A

As green carts are set to roll out this summer, here are some common questions you may have about the program.

Why are we doing this?

More than half of what's in our garbage is material that could be composted. Composting can reduce what goes into our landfills by half and instead creates a high quality, nutrient rich compost for local gardens, parks and farms. A great video to watch is available at calgary.ca/greencart.

What if I already compost in my backyard?

Continue to backyard compost and use your green cart too. You'll be surprised how many materials such as meat, bones, dairy, cooked foods, pet waste, tree branches can now go in the green cart.

What about smells and rodents?

We found that residents in the pilot didn't experience an increase in pests around their carts. Collecting food and yard waste in the green cart is similar to putting them in the garbage. If your household hasn't experienced problems with pests and food odours in the past, it's unlikely you will with the new system. Some good practices to follow include:

- Empty the kitchen pail into your green cart every 2-3 days.
- Keep the lid of the kitchen pail and green cart closed.
- Put your green cart out for collection every week, even if it's not full.
- Sprinkle a small amount of baking soda or vinegar in your kitchen pail and green cart.

Will compost return to the community?

Yes, some compost will be available to the community for free through community gardens and select give-away days starting in 2018. The majority of the compost will be sold in bulk to landscape suppliers with the proceeds reducing the processing costs and lowering the program fee.

Keep an eye out for your green cart and starter kit that will be arriving this summer. A community delivery schedule is available at calgary.ca/greencart.



Parkhill-Stanley Park Community Assoc.

4013 Stanley Rd. SW | Calgary, AB – T2S 2P5

Phone: 403.287.0614

president@parkhillstanleypark.ca

www.parkhillstanleypark.ca

Last 12 Months Parkhill-Stanley Park

MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$549,000	\$549,000
May 2017	\$1,029,000	\$950,000
April 2017	\$0	\$0
March 2017	\$749,000	\$735,000
February 2017	\$1,469,000	\$1,355,000
January 2017	\$1,099,850	\$1,039,500
December 2016	\$718,000	\$728,000
November 2016	\$1,499,450	\$1,471,000
October 2016	\$799,800	\$765,000
September 2016	\$799,000	\$748,000
August 2016	\$1,197,000	\$1,085,000
July 2016	\$1,788,000	\$1,625,000

Last 12 Months Parkhill-Stanley Park

MLS Real Estate Number of Listings Update

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

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Bel Aire-Mayfair Community Association

65 Medford Place SW, c/o MBCA Calgary, AB - T2V 2C6

Phone: 403.259.3844

www.maybel.org | maybel@shaw.ca

Last 12 Months BEL AIRE

MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$0	\$0
May 2017	\$1,499,900	\$1,500,000
April 2017	\$0	\$0
March 2017	\$1,225,000	\$1,212,500
February 2017	\$0	\$0
January 2017	\$0	\$0
December 2016	\$1,575,000	\$1,525,000
November 2016	\$1,425,000	\$1,315,000
October 2016	\$4,500,000	\$4,200,000
September 2016	\$1,825,000	\$1,772,500
August 2016	\$2,375,000	\$1,850,000
July 2016	\$2,350,000	\$2,070,000

Last 12 Months MAYFAIR

MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
June 2017	\$995,000	\$950,000
May 2017	\$1,388,000	\$1,380,000
April 2017	\$0	\$0
March 2017	\$1,595,000	\$1,500,000
February 2017	\$0	\$0
January 2017	\$0	\$0
December 2016	\$0	\$0
November 2016	\$0	\$0
October 2016	\$1,114,500	\$1,061,000
September 2016	\$0	\$0
August 2016	\$1,369,000	\$1,346,500
July 2016	\$899,998	\$885,000

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Ask Charles

I want to buy a resale condominium, but I'm worried about rising fees and possible assessments. How can I ensure the condominium is a good one?

Condominiums can be a great housing option, and with some due diligence, you can find one that is well suited to your needs, and a financially-sound purchase.

Condominium refers to a type of ownership that includes the individual ownership of a unit and shared ownership of common property with other unit owners. Condominiums can be apartment-style, townhouses, attached, or detached.

Condominium owners typically pay monthly condominium fees to cover their share of expenses for the common property, and some of this payment goes into the condominium corporation's reserve fund.

The reserve fund is used to pay for major capital repairs and replacements. All condominium corporations must have a reserve fund. As a buyer, you want a condominium corporation that has a healthy reserve fund because it reduces the likelihood of a special assessment. Special assessments occur when a condominium corporation has major work to do and there isn't enough money in the reserve fund. The corporation assesses an amount owing to the owner of each unit.

So how can you find out if the corporation you're thinking of buying into is a healthy one? A good place to start is a condominium document review.

Condominium documents relate to the operation of the condominium corporation, which you want to ensure is financially stable and well managed. Condominium documents include but are not limited to:

- current reserve fund study (5 years old or less) and 25-year reserve fund plan
- current operating budget and fee schedule
- current balance sheet
- registered bylaws

When buying a condominium, you can hire a professional to review your condominium documents. They can provide you with a summary of the documents, and identify areas about which you might have concerns. Reviewing condominium documents can uncover financial difficulties, bylaws you find unacceptable (for example, restrictions as to size, number, or type of pet), upcoming necessary maintenance, or even discussion in Board meeting minutes about water issues.

Even a healthy reserve fund and a review of condominium documents can't guarantee you won't have a special assessment or that your fees won't go up. In fact, you should expect your fees to go up a small amount each year, from factors such as inflation or rising utility costs. However, reviewing the condominium documents will give you a good idea of the health of your condominium, and if it's the right one for you.

"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.

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

YARD BUSTERS LANDSCAPING: Weekly lawn mowing \$36, power-rake \$120, aeration \$70. Some conditions. Landscape construction and yard renovation: stone patios, walks, raised beds and rock walls, custom decks and fences, painting and staining, sod and trees and shrubs, landscape lighting, water features, and window and gutter cleaning. Licensed. Insured. Seniors' discount. Phone: 403-265-4769. yardbusterslandscaping.com.

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K2 BOOKKEEPING: Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium sized business. Twelve years of experience with QuickBooks and Simply Accounting, GST, Payroll, WCB Filing, T4 Filing, and competitive rates. Phone Katie 403-870-0737.

MASSAGE THERAPY: The Home of OM in Mission, 23rd Ave and 4th St SW (lower level). We believe in linking the mind and body together to create harmony. Registered therapists with over 20 years of experience. Insurance claims welcomed. Monthly and drop-in specials. Gift cards available. View and book online at www.thehomeofom.ca or call 403-910-1809.

MASONRY CONCERNS? UGLY FIREPLACE? Contact Harry for all stone and brick repairs, old-new renovations, remodelling, face lifts, flooring, landscapes, interior and exterior, etc. 30 year Journeyman. Contact Harry at 403-256-1991 or email at harekat@shaw.ca.

ROOFING, 5 YEAR WARRANTY: Express reroofing - shingles, flat, cedar, tiles, insurance claims. Consultative approach, pre-installation inspection. 23 years of experience. E-mail or call with your name and address and we will provide a free estimate within 72 hours. P&S Construction and Roofing: estimates@psroofing.ca. Slavek, 403-835-1393. Paul 403-714-3644.

PRIME LANDSCAPING: Providing top quality landscape maintenance and construction to south Calgary. Now booking lawn maintenance and landscape construction for 2017. Contact us for a free estimate, as prices vary depending on project size and complexity. Call 403-333-1600 or e-mail info@primelandscaping.ca. We are ready to get your job done.

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2017 is Canada 150th anniversary, and this July celebrate with friends, family, and the greater community our nation's sesquicentennial!

The 2017 Calgary Stampede | July 7-16th 2017

The Calgary Stampede is more than the greatest outdoor shown on earth - it's our opportunity for the community to come together and celebrate our heritage, traditions, diversity, and civic pride. After all, Calgary is the heart of the new west.

So, take the time, get out, and enjoy! And like every year, the Calgary Stampede has special days on offer so the fun times last longer.

- Parade Day | July 7th free entry from 11 a.m. – 1:30 p.m. Go straight from the Parade to the Park!
- Cenovus Family Day | July 9th free entry 8 a.m. – Noon and the first 20,000 guests get a FREE Breakfast!
- Canada 150 Day | July 11th free all day entry for seniors 65+ plus a free WestJet Skyride!

For all the details and more special Stampede events go to www.calgarystampede.com

Canada 150: Beyond July 1st

Calgary Chinese Cultural Centre Street Festival | July 1-7
To Celebrate Canada 150, the Calgary Chinese Cultural Centre Street Festival is a new week-long festival of Chinese Culture that will bring Calgarians to the core of their City's Chinatown. This event is open to all Calgarians and offers tours, tea tastings, and street performances. Attendees will make their own Chinese handcrafts and learn about fusions between Chinese and Western medicines.

2017 Discovery Pass | Free admission to Parks Canada – Come visit Canada's parks for free and pick up your pass at www.KentHehrMP.ca/Canada-150

The weather is warming up and camping and hiking season is in full swing. So, grab your free 2017 Discovery Pass that provides you free admission for the entire year to Parks Canada! So, this year's trips to Banff, Lake Louise, and Jasper become that much more affordable for you and your family!

As always, you can contact my office by email or by phone. 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.

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COMMUNITY ANNOUNCEMENTS

**Deadline – 1st of each month for the
next month's publication.**

Contact news@great-news.ca

- ◆ Free announcements: lost/found, household items
for sale, wanted, garage sale, student/senior services, etc.
- ◆ Forty word limit

CALGARY 55+ GAMES: From August 10th to 12th 2017, Calgary 55 Plus Games Association will be hosting the Calgary 55 Plus Provincial Championships. There will be 11 events. We need new members and volunteers. Go to www.calgary55plus.com for information.

LOVE TO SING? Vocal Latitudes may be the choir for you. A non-audition, World Music community choir, Vocal Latitudes meets Tuesday evenings from September-May in a convenient central location. Repertoire includes jazz, gospel, African, Canadian, Renaissance, pop, original contemporary. For more information, see www.vocalitudes.org.

27th ANNUAL CALGARY INTERNATIONAL FESTIVAL OF PINS: August 26-27. 9:00 A.M. to 5:00 P.M. Free Admission. Chapelhow Legion 606 38th Avenue N.E. Food donations to the Veteran's Food Bank are accepted during the Festival. Bring your pins to trade or sell, or purchase pins from vendors from across Canada. We have hourly door prizes and a silent auction.

IN CONSIDERATION OF YOUR NEIGHBOURS: Even though the city noise bylaw states your can mow your lawn up to 10:00 p.m., my family and friends have lived by the following: If the temperature is over 18C please do not cut your grass or use power devices after 5:00 p.m.

RELIVE CALGARY'S VIBRANT HISTORY: with Chinook Country Historical Society during the 27th annual Historic Calgary Week. From July 28th- Aug 11th get to know people's stories while visiting historic sites in the Calgary area.

NATIONAL PHILATELIC STAMP SHOW: Exhibits, Dealer Tables, Seminars, Club Tables, and Auction. Free admission. Sept 1-3, 2017. At the Calgary Hyatt Regency, 700 Centre St SE. 1-888-591-1234. More details at online.



Councillor, Ward 9
Gian-Carlo Carra
c/o Office of the Councillors
PO Box 2100, Stn 'M', Mail Code #8001A
Calgary, AB T2P 2M5

Hello Ward 9 Neighbours,

I can hardly believe that the summer has finally come! The next two months will be filled with a variety of outdoor events, festivals, markets, summer camps, and kids programs. I love this time of year as it is a chance for all of us to spend time with our families and friends and create great memories.

This year is especially important as we will be celebrating Canada's sesquicentennial (say that five times fast!), or 150th anniversary. Throughout the city you will find events to commemorate this important day and to celebrate our diversity. This includes multicultural performances, Indigenous celebrations, fireworks, musical performances and so much more. For information on events happening July 1 in Calgary go to calgary.ca/canadaday and be sure to fill up your calendars!

Throughout Ward 9 you will also find events being hosted by your local community associations, non-profit organizations, faith institutions and local businesses. I encourage all of you to check out what is happening in your great neighbourhood. You can do this by going to your local community association's calendar, or visiting the City of Calgary's page at www.calgary.ca/General/Calendar/Pages/home.aspx. You'll be pleasantly surprised at all the great family-friendly events there are and all the opportunities they offer to connect with your friends and neighbours.

From the Inglewood Night Markets, to the Stampede Breakfast in Renfrew and Stampede breakfasts all across Ward 9, there is something for everyone this summer. Also, be sure to keep an eye out for the Park n' Play programs coming to your neighbourhood. The Park n' Play program teaches kids games and activities that they can use to become and remain healthy and active.

With all of this summer fun and the excitement that comes along with it, I want to encourage and all of

you to stay safe. Floating the Bow and Elbow Rivers is a right-of-passage that every Calgarian should experience at least once. Please be sure to check that the rivers are safe before getting in your raft or kayak by visiting www.calgary.ca/watersafety. So, this summer, enjoy our great city by walking, running, biking, paddling, driving, or any of your preferred travel options, to the incredible parks and public spaces that Calgary has to offer.

As always, if you have any questions or concerns about your neighbourhood, please do not hesitate to contact your Team Ward 9 at ward09@calgary.ca or at 403-268-5330

Happy Summer!

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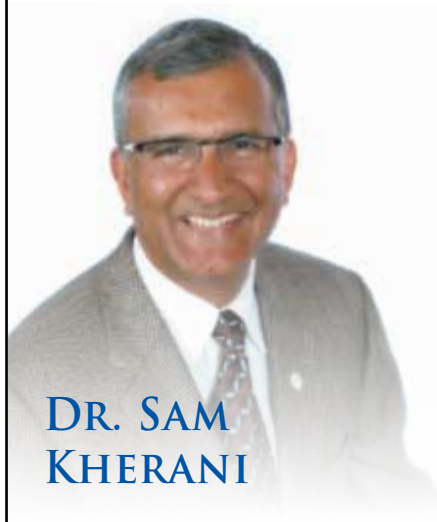
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