

FEBRUARY 2023

DELIVERED MONTHLY TO 2,455 HOUSEHOLDS

# your **BRAESIDE BULLETIN**

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



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AN APPOINTMENT**

For your safety and ours, our dental team is vaccinated for COVID-19



**Dr. Claudiu Corbea**  
General Dentist

**Dr. Daniel Kulevski**  
General Dentist

**Dr. Nathan Speidel**  
General Dentist

**OFFICE HOURS**

Monday	7:30 AM to 4 PM
Tuesday	7:30 AM to 7 PM
Wednesday	7:30 AM to 7 PM
Thursday	7:30 AM to 4 PM
Friday	7:30 AM to 3 PM
Saturday*	9 AM to 3 PM
Sunday	CLOSED

\*Open two Saturdays per month

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**Mondays at 6:30pm**  
Braeside Community Centre

Contact Lynne for details:  
**(587) 433-3917**

# BRAESIDE COMMUNITY ASSOCIATION

## To Contact Board of Directors:

Telephone: 403-253-4232 • Fax: 403-253-3528

Email: [braecom@telusplanet.net](mailto:braecom@telusplanet.net)

Mail: 11024 Braeside Drive SW, Calgary, Alberta, T2W 6G5

Board meetings are held on the third Tuesday of each month at 6:30 pm in the Lower Hall board room at the Braeside Community Centre. The meeting is open to all Braeside residents or interested parties. If you have issues or concerns and you would like to be placed on the agenda, kindly call the office at 403-253-4232.

### BOARD POSITIONS:

President	Jen Burgess	
Vice President (Acting)	Jenny Smith	
Treasurer	Vacant	
Secretary	Vacant	
Director at Large	Paul Finkleman	
Director at Large	Dave Nagel	
Director at Large	Chris Mattock	
Director at Large	Jenny Smith	
Director at Large	Tiffany Orr	
Director at Large	Lindsey Higgins	

### COMMUNITY CONTACTS:

Operations Director	Sieuwke Stoppel	403-253-4232
Before and After School Care	Louise Whitbread	403-258-0699
Chinook Musical Society	For Tickets	403-271-3719
City Liaison	Jenna Findlater	403-476-7277
Girl Guides	Barb Augustyn	403-251-5169
Facility Maintenance Lead	James Richard	

### AREA SCHOOLS:

Braeside Elementary		403-777-8470
John Ware Junior School		403-777-7930
St. Benedict Elementary		403-500-2053

### GOVERNMENT REPRESENTATIVES:

Councillor, Ward 11	Kourtney Penner	403-268-3611
MLA, Calgary-Glenmore	Whitney Issik	403-216-5421
MP, Calgary Heritage	Bob Benzen	403-253-7990

**Disclaimer:** The opinions expressed within any published article, report, or submission reflect those of the author and should not be considered to reflect those of Great News Media or the Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.

## The Braeside Bulletin

The Braeside Bulletin is published by the Braeside Community Association and delivered to all Braeside homes. Articles can be emailed to [braecom@telusplanet.net](mailto:braecom@telusplanet.net). Submission deadline is the first of the month for inclusion in the following month's publication. Space limitation may prevent some material submitted from being published. Editing may be required.

While we make every effort to ensure that all information provided and published is correct, we are not responsible for any omissions or errors.

Opinions expressed within these articles, reports or submissions are the author's and should not be considered as reflecting those of the editor or Community Association.

To place a paid advertisement in the Braeside Bulletin, contact Great News Media, 403-263-3044, [sales@great-news.ca](mailto:sales@great-news.ca).

"The Braeside Community Association is committed to representing the community with honesty and integrity, working towards common values and goals."

Check us out on the web at: [www.calgaryarea.com](http://www.calgaryarea.com) (click on SW, Braeside). Email: [braecom@telusplanet.net](mailto:braecom@telusplanet.net). Follow us on Facebook at Braeside Community Association.

PROTECTING FAMILIES

IS YOUR WILL UP TO DATE?  
DO YOU HAVE AN ENDURING  
POWER OF ATTORNEY?  
DO YOU HAVE A  
PERSONAL DIRECTIVE?

We can help:

✓ House calls    ✓ Reasonable fees  
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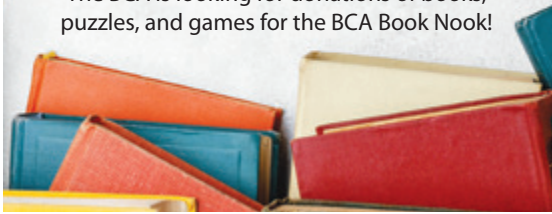
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# Donations

The BCA is looking for donations of books, puzzles, and games for the BCA Book Nook!



## Programs and Services at BCA

### Monday Nights

Essentrics Fitness

### Tuesday and Thursday Mornings

Senior Fitness

### Wednesday Mornings

Tai Chi

### Thursday Evenings

Karate

# OFFICIAL

PLUMBING & HEATING

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**\$50**

**Service Call Fee**



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[official-plumbing-heating.ca](http://official-plumbing-heating.ca)

OAKRIDGE  
DENTURE & IMPLANT  
CENTRE



We are moving and have changed our name! Our new address is Suite 245, 125 Oakmoor Plaza SW which is in the new Co-Op Professional Centre on the southwest side of the shopping centre. The location has two elevators and ample free parking close to the building for your convenience.

Along with the new location, we are now operating under the name of Oakridge Denture & Implant Centre, which reflects our many professional services.

Charles and the staff look forward to seeing you in our new clinic. Please give us a call to set up an appointment and ensure we are in our new location. Our phone number is still 403-251-1522.

### Personalized High Quality Dentures, from the Denturist Who Cares!

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[OakridgeDentureCentre@gmail.com](mailto:OakridgeDentureCentre@gmail.com)  
[www.OakridgeDenture.com](http://www.OakridgeDenture.com)

**403-251-1522**

**Charles Gulley, DD, F.C.A.D.**  
Denturist, Denture Specialist



## Membership Information

Are you a BCA Member? Your community contribution means a lot!

### Just where does your contribution go and what are the benefits?

- Ice rink operation and maintenance
- Building maintenance
- BCA programs and services
- Community events such as the Stampede Breakfast, Trunk Sale, Halloween Howl, and the Winter Festival Bake and Book Sale
- Event attendance at no charge
- Hall and Rink rental discounts
- Upcoming discounts with local businesses!

### Cost:

- Family Memberships are \$25
- Seniors Memberships are \$15
- Business Memberships are \$25

\*BCA members can vote at our AGM.

Thank you for supporting the Braeside Community Association!



## ACKU BRAESIDE KARATE CLUB

- Braeside Community Centre – 11024 Braeside Drive SW second floor
- Classes every Thursday
- Orientation for Beginners 6:15 pm – 6:45 pm
- Colour Belts 7:00 pm – 8:00 pm
- Membership: \$35 once a year
- Monthly Fees: \$59 per month for one, \$99 per family (2+)
- Includes training at any other ACKU Club!
- [www.acku.org](http://www.acku.org)
- [www.wukf-karate.org](http://www.wukf-karate.org)
- 403 232-0228
- Start Anytime!



Fung Loy Kok Institute of Taoism  
All Cultures in Harmony

Try a session  
**Taoist Tai Chi® arts**  
starts **October 5, 2022**

Wednesdays  
10:00 am to 11:00  
Braeside Community Centre

Pre-registration Required

Email [calgary@taoist.org](mailto:calgary@taoist.org) or call 403-240-4566

### To View Additional Braeside Content

#### INCLUDING

- News and Events
- Real Estate Statistics
- Crime Statistics

and more...

SCAN HERE



The BCA  
is Looking for  
Volunteers  
to Build and  
Maintain Our  
Ice Rinks  
this Season!



# Braeside Community Membership Application

## Valid September 1, 2022 – August 31, 2023

### Family Information:

Adults (First and Last Name): \_\_\_\_\_

Children (First and Last Name): \_\_\_\_\_

Address: \_\_\_\_\_, Calgary Postal Code: \_\_\_\_\_

Phone No: \_\_\_\_\_ Email: \_\_\_\_\_

### Membership Type Available: (Please indicate which membership type you are purchasing)

<input type="checkbox"/> \$25.00 – Member	Up to 2 adults with or without children (Braeside residents have voting rights)
<input type="checkbox"/> \$15.00 – Senior	Up to 2 adults over 55 (Braeside residents have voting rights)
<input type="checkbox"/> \$25.00 – Business Member	

### PAYMENT OPTIONS

#### 1) Submit completed form with cash or cheque to 11024 Braeside Drive SW, Calgary, T2W 6G5

PLEASE NOTE: There is a \$15.00 charge for all NSF cheques

#### 2) E-Transfer payments are accepted. Please direct payments to [braecom@telusplanet.net](mailto:braecom@telusplanet.net)

Membership cards will be mailed to you! Please ensure mailing information is complete and accurate.

The Braeside Community Association holds many successful functions each year thanks to the tremendous help of our volunteers! If you would like to get involved, please tell us where you would be interested in volunteering:

- |                                                           |                                          |                                             |
|-----------------------------------------------------------|------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Board Member or Committee Member | <input type="checkbox"/> Parade          | <input type="checkbox"/> Stampede Breakfast |
| <input type="checkbox"/> Children's Events                | <input type="checkbox"/> Recycling Event | <input type="checkbox"/> Rink Maintenance   |
| <input type="checkbox"/> Casino                           |                                          | <input type="checkbox"/> Trunk Sale         |

### Important – Privacy Legislation Community Association Members/Residents:

The Personal Information Protection Act became law in Alberta on January 1, 2004.

*I understand that my personal information will be kept confidential by the Braeside Community Association. I also acknowledge that my personal information may be used/disclosed only in certain circumstances to establish, administer, and maintain membership lists, program/sports registrations, government reporting, emergency contacts, or legal and regulatory requirements. I hereby consent to such use and disclosure for these limited purposes until such time as I may revoke my consent in writing.*

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

### THANK YOU FOR YOUR SUPPORT!

Membership Number (Assigned by Community Office): \_\_\_\_\_ Date Card(s) Mailed: \_\_\_\_\_



**BRAESIDE COMMUNITY ASSOCIATION'S SENIORS FITNESS**

TUESDAYS & THURSDAYS 9:30AM-10:30AM  
 DROP IN FEE: \$3 (INSTRUCTOR) +\$1 (BRAESIDE)  
 BCA SENIORS MEMBERSHIP (\$15) REQUIRED

THIS PROGRAM IS BY DROP-IN AND DONATION.  
 PLEASE CONTACT BRAESIDE AT 403-253-4232  
 OR BRAECOM@TELUSPLANET.NET FOR MORE DETAILS

Join Lana and Amy for a fun, lively and invigorating class that will give you cardiovascular, strength and balance benefits!

Bring a water bottle, a pair of dumbbells and a long band.  
 Get ready to move!

**READY FOR A CHANGE?**

Consider a rewarding career as an educator.

Register for St. Mary's University's Bachelor of Education after-degree\* today!

\*Completion of a Bachelor's degree required for after-degree programs

[stmu.ca/BeD](http://stmu.ca/BeD)





Please allow us to introduce ourselves! We are **RAINBOW ELDERS CALGARY**  
 A support group for 2SLGBTQ+ seniors

We make a significant difference in the lives of 2SLGBTQ+ seniors and provide support and address issues such as social isolation, housing, and loneliness.

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[www.rainbowelderscalgary.ca](http://www.rainbowelderscalgary.ca)




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# BUSINESS CLASSIFIEDS

For business classified ad rates call Great News Media at 403-720-0762 or [sales@greatnewsmedia.ca](mailto:sales@greatnewsmedia.ca)

**NEPTUNE PLUMBING & HEATING LTD:** Qualified journeymen plumbers/gasfitters, very experienced in Braeside. Upfront pricing. Reliable, conscientious, fully guaranteed. Mon - Fri 8:00 am - 5:00 pm. 24-hour emergency service, call 403-255-7938. "Showering you with great service."

**OFFICIAL PLUMBING & HEATING:** Small company, low overhead, excellent warranties, and great rates. Specializing in residential service and installs. Services include furnace service and replacement, hot water tank service and replacement, leaks, clogs, gas fitting, and more. Licensed and insured. Why wait? Call today and get it fixed today! Available 24/7, we accept debit/VISA/MasterCard. Call 403-837-4023 or email [info@officialplumbingheating.ca](mailto:info@officialplumbingheating.ca); [www.officialplumbing-heating.ca](http://www.officialplumbing-heating.ca).

**BRAESIDE MORTGAGE BROKER:** SAVE A BUNCH OF CASH! As a Calgary mortgage broker, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, Call Anita at 403-771-8771 | [anita@anitamortgage.ca](mailto:anita@anitamortgage.ca) | Licensed by Avenue Financial.

**BRYAN'S PLUMBING MASTER PLUMBER:** Local plumber, great prices, and over 30 years' experience. Renos and repairs, hot water tanks and humidifiers, and faucet replacements. Free estimates and advice. Seniors discount. No job too small. Call Master Plumber at 403-560-6547, or email [brenmak@telus.net](mailto:brenmak@telus.net).

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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](http://www.communitymediation.ca), 403-269-2707.

**JEFFREY ELECTRIC:** Friendly, professional electrical service for your next residential project, large or small. 10 years serving Calgary, City Qualified Trade, Master Electrician, licensed, insured. Very competitive rates for quality electrical work. Service panel upgrades from 60 amp to 200 amp. Car chargers, aluminum rewiring, custom kitchens and basements. Free estimates. [www.cejelectric.com](http://www.cejelectric.com) or call Clayton at 403-970-5441.



## KARATE

[www.acku.org](http://www.acku.org)

**Braeside Community Center**  
11024 Braeside Drive SW

### Thursdays

Beginners

6:15 pm - 6:45 pm

Colour Belts (ages 7 and up)

7:00 pm - 8:00 pm

Train karate at any of our clubs



ALL CANADIAN KARATE UNION

403-232-0228





## **Braeside Before & After School Care**

### **Kindergarten Care**

A licensed, non-profit school age care located in Braeside Community Centre. We offer a fun and exciting school year program along with spring break, winter break and summer care! We focus on play-based learning and provide opportunities for natural exploration of a variety of planned and free choice age and developmentally appropriate activities. Our daily programming includes notebooks, discovery, physical literacy, creative learning, science, arts, crafts, out trips and much more.

Government Affordability Grant available to all kindergarten children

Provincial subsidy available to qualifying parents.

For more information or to register, contact us at:  
403-258-0699 or  
[braechildcare@gmail.com](mailto:braechildcare@gmail.com)

**We believe that children are  
unique and require a stimulating  
and interactive environment that  
recognizes and accommodates  
each child's individuality.**



LEN T WONG + ASSOCIATES



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**Email [len@lentwong.com](mailto:len@lentwong.com)**

\*Guarantee is being offered by Greater Property Group.  
Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
December	22	7	6	\$509,500	\$520,750
November	22	4	4	\$224,950	\$236,500
October	22	6	9	\$479,900	\$470,000
September	22	9	15	\$549,900	\$531,000
August	22	10	8	\$292,400	\$284,500
July	22	13	11	\$335,000	\$335,000
June	22	11	7	\$349,900	\$349,900
May	22	26	27	\$379,900	\$395,000
April	22	26	17	\$319,900	\$333,500
March	22	18	20	\$319,700	\$335,000
February	22	14	13	\$299,000	\$316,000
January	22	8	10	\$332,500	\$332,500

To view more detailed information that comprise the above  
MLS averages please visit [brae.mycalgary.com](http://brae.mycalgary.com)

### SIX WAYS TO PLAN AHEAD TO BUY A HOME:

If you are planning to buy a home within the next few weeks or months, preparing now can help you save time and money. Consider these tips prior to beginning your search:

- Avoid making any major purchases prior to buying a home. E.g. a new car, boat or RV.
- Calculate the maximum monthly mortgage payment you can afford. Then, anticipate higher interest rates; recalculate your mortgage payment – can you really afford it?
- Determine your cash flow at the time of purchase, taking into account fees involved in closing a purchase, like appraisal fees, insurance, utilities, taxes, legal, etc.
- Check your credit and get your financing paperwork in order. Lenders will often need to see tax documents, pay stubs/employment letters, current loans to secure a rate for a mortgage.
- Get pre-approved for a loan. Approach a lender or mortgage broker to see if you can be approved for a mortgage and how much you can really spend on a home.
- If you currently own a home, confirm your estimated equity by having a market evaluation done.

**Contact us for more helpful tips.**

### HOUSES WANTED IN BRAESIDE!

We are currently working with qualified buyers who are specifically looking to buy homes in Braeside. If you are considering SELLING your home in 2023, it could be beneficial for you to contact us - we offer free evaluations with no

pressure to list. It is an excellent time to sell as the inventory of homes for sale in Braeside is currently very low! 2023 promises to be another busy market for both listings and sales. Call us today!

## YOUR BRAESIDE RESIDENT SPECIALISTS FOR 37+ YEARS



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