

JANUARY 2023

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THE OFFICIAL OAKRIDGE COMMUNITY NEWSLETTER



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REAL ESTATE GROUP



The Home Hunters Real Estate Group Ltd. is proud to be recognized, for the second consecutive year, as the top producing real estate team in Oakridge! THANK YOU to all who have supported us through 2022 and in the years to come; we love our community and look forward to continuing to help you achieve all your real estate goals.

2022 OAKRIDGE STATISTICS

*The following information is based on statistics compiled from January 1, 2022 to December 1, 2022.



2022 Single Family Home Sales in Oakridge

57

Oakridge Single Family Home Benchmark Price

\$695,473

Up 14.1% from 2021



2022 Total Residential Sales in Oakridge

109

Oakridge Residential Benchmark Price

\$520,436

Up 8.9% from 2021

2023 OAKRIDGE EVENTS



3rd Annual Oakridge Parade of Garage Sales
Sunday, June 4, 2023



3rd Annual Oakridge Pumpkin Patch Giveaway
October 2023



3rd Annual Skate with Santa
Sunday, December 24, 2023



403-460-2211



info@thehomehunters.com



#115, 5504 Macleod Trail SW



www.thehomehunters.com



Steve Hunter 403-921-0801 Grant Hunter 403-478-9208 Randy Keylock 403-200-1111



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Happy New Year!
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- From the team at Oakridge Crossing Dental

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SCAN TO BOOK
AN APPOINTMENT



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

OAKRIDGE COMMUNITY ASSOCIATION

Complex

9504 Oakfield Drive SW
Calgary, Alberta T2V 0L1
Telephone: 403-238-0007
Fax: 403-238-1115
Email: oakcomm@telus.net
www.oakridgecommunity.ca

Office Hours

8:00 am to 4:00 pm weekdays

Complex Manager

Sandy Fitzgibbon

Maintenance

Ron Lukie, Jay Stewart,
Matt Brewster


Hall Rentals


- Contact Sandy weekdays at the Centre, 8:00 am to 4:00 pm.
- Space available for socials, meetings, wedding receptions
- Our large hall holds approximately 200 people with kitchen facilities

Social Media

The Oakridge Community is now on Facebook and Instagram!

Please follow and like us to get all the latest news and community updates!

 OakridgeCommunityCalgary

 oakridgecommunityassociation

Oakridge Community Centre Abuse Policy

The Oakridge Community Centre values its staff, volunteers and patrons of the facility. In order to provide a safe and healthy environment, we are a zero-tolerance facility. Abuse or harassment towards volunteers, staff and patrons will not be tolerated.

EXECUTIVE

President	Brian Pedlar	587-830-2793
Past President	Gerry Stoddart	403-238-9715
Treasurer	Matt Joyce	587-215-2529
Secretary	Birgit Granberg	403-472-3301
VP Complex	Jim Anderson	403-970-4211
VP Membership	Lincoln Mitchell	403-471-4170
VP Social	Dave Thomson	403-835-7475
VP Sports	Steve Hunter	403-921-0801
VP Fundraiser	Vacant	
VP Civic Affairs	Hugh Stewart	403-386-0304
VP Civic Affairs	Terry Kemp	403-616-9935
VP Community Affairs	Dale Evans	403-281-3473
VP Communications	Gary Davies	587-890-8609
Directors at Large	Ian MacRae, Rachael McCarthy	

DIRECTORY

Beavers/Cubs/Scouts	Lori Baher loribaher@hotmail.com	403-253-8662
Before/After School Care	Kelly Krebs	403-238-9322
Bingo Volunteers	Sandy Fitzgibbon	403-238-0007
Silverbirch Girl Guides	anycalgarysilverbirch@girlguides.ca	
Neighbourhood Partnership Coordinator	Cathi Groves	403-476-7290
Curling Oakridge Echo	Rick Waraksa oakridge.echo@gmail.com	403-281-4733
Elm Obedience School	Eda Milne	403-281-7937
Holiday Adventures	Kelly Krebs	403-238-9322
Jump Start	Kelly Krebs	403-238-9322
Line Dancing	Mary Rochfort	403-238-4692
Netball	Paula MacWilliam	403-281-8348
Quick Fit	Sandy Fitzgibbon	403-238-0007
Ringette	Steve Hutchison	403-238-3538
Soccer	Gene Pawlak	403-238-2199
Southwest Hockey Association	admin@southwesthockey.ca	
Weaselhead Society	Maureen	403-701-7474
Yoga with Jane		403-281-7553
Tools for Kids Preschool	Nicole Rosendorff	403-460-0389
Tai Chi with Jane		403-281-7553
Oakridge Seniors	Manager	403-801-7254
Oakridge Community Garden	Bev Romerman	587-437-2494



Keep the Oakridge Community Centre Smoke-Free

Please be aware that smoking is not permitted within 5 metres of the Oakridge Community Centre entrance, per City of Calgary Bylaw 57M92 the provincial Tobacco Reduction Act.

The Tobacco Reduction Act prohibits smoking in public places and workplaces, and within 5 metres of any doorway, window or air intake. If you do smoke, please be sure to do so at least 5 metres from the entrance. We appreciate your cooperation.



Oakridge
Community Centre
**WINTER
DANCE
CLASSES**

**Nov 28
to Feb 27**
Mondays & Thursdays

scan for more info



www.thedancecompound.com thedancecompound.com

Looking For Volunteers

If you have ideas about potential community events and some time to help organize them, the Oakridge Community Association would like to hear from you. Please send us an email to oakcomm@telus.net with your idea(s) and contact information, and we will be in touch.

VOLUNTEER



2-storey Wildwood
home with over 4,500
sq. ft. on 3 levels with
developed basement.

**Call Len T Wong
at 403-606-8888
for more info.**

VIEW LISTING HERE:



OFFICIAL

PLUMBING & HEATING

Plumbing Services

Furnace Repair

Drain Cleaning

Boiler Repair

\$50

Service Call Fee



403-837-4023

info@officialplumbingheating.ca
official-plumbing-heating.ca

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 Line Dancing 5:30 - 8:30 pm	4 Coffee & Chat 8:00 am - 12:00 am Line Dancing 10:00 - 11:00 am Yoga with Jane 7:30 - 8:30 pm	5	6 Line Dancing 9:30 - 11:30 am	7
8	9 Dance Compound (Children's Dance) 5:00 - 7:15 pm	10 Line Dancing 5:30 - 8:30 pm	11 Coffee & Chat 8:00 am - 12:00 am Line Dancing 10:00 - 11:00 am Yoga with Jane 7:30 - 8:30 pm	12 Dance Compound 5:45 - 8:00 pm	13 Line Dancing 9:30 - 11:30 am	14
15	16 Dance Compound (Children's Dance) 5:00 - 7:15 pm	17 Line Dancing 5:30 - 8:30 pm	18 Coffee & Chat 8:00 am - 12:00 am Line Dancing 10:00 - 11:00 am Yoga with Jane 7:30 - 8:30 pm	19 Dance Compound 5:45 - 8:00 pm	20 Line Dancing 9:30 - 11:30 am	21
22	23 Dance Compound (Children's Dance) 5:00 - 7:15 pm	24 Line Dancing 5:30 - 8:30 pm	25 Coffee & Chat 8:00 am - 12:00 am Line Dancing 10:00 - 11:00 am Yoga with Jane 7:30 - 8:30 pm	26 Dance Compound 5:45 - 8:00 pm	27 Line Dancing 9:30 - 11:30 am	28
29	30 Dance Compound (Children's Dance) 5:00 - 7:15 pm	31 Line Dancing 5:30 - 8:30 pm				

TOOLS FOR KIDS PRESCHOOL: Weekdays September to June, 8:30 am - 3:30 pm
BASC PROGRAM (SCHOOL-AGE CARE): Weekdays September to June, 7:00 am - 6:00 pm

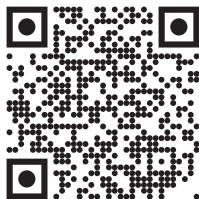


To View Additional Oakridge Content

INCLUDING

- ▀ **News and Events**
- ▀ **Real Estate Statistics**
- ▀ **Crime Statistics**
- and More...

SCAN HERE



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Bingo Volunteers Needed

The Oakridge Community Association requires volunteers to work monthly bingos at the Bingo Barn in NE Calgary.

For each bingo worked you would receive a \$50 bingo buck that can be spent on any activity that is run through the Oakridge Community, as well as numerous sports organizations, Tools for Kids Preschool, and Southland Leisure Centre just to name a few!

Please contact Sandy if you can help out at 403-238-0007.

Residential Traffic Concerns

The Residential Traffic Safety Unit (RTSU) is a unit created to specifically address residential traffic issues. Our strategy is to utilize citizen feedback to develop our operational response. We focus on playground zones, pedestrian rich areas, and other high-risk locations identified through collision data analysis. The RTSU is attached to the Traffic Section of the Calgary Police Service.

We strongly emphasize public awareness and education, facilitating citizen engagement by attending Community Association Board meetings to discuss the Traffic Service Request System (TSR). The TSR is a key tool to help Calgary Police Service monitor and track traffic safety issues.

The RTSU also utilizes strong collaborative relationships with City partners on traffic concerns requiring resolutions other than enforcement, such as sign changes, installation of crosswalks, Rectangular Rapid Flashing Beacons, extension of playground zones, etc.

We can further assist by liaising with established community partnerships. This includes MLA offices, City Councillor offices, and Neighborhood Committee Coordinators as we continue to expand events attended by the RTSU.

PROTECTING FAMILIES

PROTECTING

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

Location: Palliser

403-669-3355



CAMERON LAW

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PROTECTING FAMILIES

FAMILIES




NEIGHBOURHOOD COFFEE AND CHAT

WEDNESDAY MORNINGS

8 AM – 12 PM

JETANA CONCESSION STAND

OAKRIDGE COMMUNITY CENTRE





FREE FAMILY DAY SKATE

Monday February 20th, 2023

Oakridge Community Centre

1:00 – 3:00 pm

Indoor Ice as well as Outdoor Ice
(weather permitting)

Mom and Dad, bring the Kids,
Grandma, Grandpa, Aunt Betty and Uncle Jim!

MEMBERS . . . FREE!

It's all about FAMILY! See you there!

Oakridge Community Centre
9504 Oakfield Drive SW

8 WEEK LEARN TO SKATE PROGRAM FOR 3 TO 6 YEAR OLDS

EVERY TUESDAY

January 17 - March 7, 2023

BEGINNER: 9:30 AM - 10:00 AM

ADVANCED: 10:15 AM - 10:45 AM

EVERY FRIDAY

January 20 - March 10, 2023

BEGINNER: 1:00 PM - 1:30 PM

ADVANCED: 1:45 PM - 2:15 PM

OCA MEMBERS: \$40.00/Child
NON-MEMBERS: \$50.00/Child

Registration opens January 2 at 7:00 am!
www.oakridgecommunity.ca

PARENT PARTICIPATION IS REQUIRED FOR
THE FIRST COUPLE OF BEGINNER SESSIONS.

**HOCKEY HELMETS
ARE MANDATORY**



Death Education Series

Oakridge Community Centre Upper Level

Thursday's February 16 to March 23, 2023

10 am to 11:30 am

There can be a lot of curiosity and uncertainty about preparing for the end of life, yet many people are afraid or uncomfortable talking about it. Having paperwork in order, understanding what may happen, and being able to create meaning in our lives can contribute to an easier and more peaceful death. This series gently explores different aspects of facing our own mortality and provides practical information that serves anyone, no matter their age or health status.

Laura Silver is a Death Doula Candidate with the Home Hospice Association. After spending almost 20 years in provincial health care policy and systems project management, she has recently turned towards formalizing her knowledge and interest in helping people have "a good death". Death Doulas seek to provide loving and compassionate support to anyone nearing the end of life.

Workshop One: Introduction to the Work of Death Doulas
Workshop Two: Your Life in Review - How to Create Meaning
Workshop Three: What is a Legacy?
Workshop Four: Death and Dying
Workshop Five: What happens before and after death in Alberta?
Workshop Six: Grief and Bereavement



WORKSHOP SERIES

\$70 OCA Members
\$120 OCA Member Couple
\$90 Non-Members
\$160 Non-Member Couple

REGISTER at . . .
oakridgecommunity.ca

OAKRIDGE COMMUNITY ASSOCIATION'S

QUICKfit

30 MINUTE

CO-ED CIRCUIT TRAINING



FEES

Individual: \$200.00/ calendar year (unlimited visits)

COMMUNITY MEMBERSHIP (also required)

Adult \$40.00

Family \$40.00

Seniors (60+) \$20.00

(Community Membership is from May 1 to April 30)

HOURS

Monday to Thursday

Friday

Saturday

Sundays / Holidays

Sept to June

8 am to 8 pm

8 am to 4 pm

8 am to noon

closed

July / Aug

8 am to 5 pm

8 am to 5 pm

closed

closed

REGISTRATION

Sandy (403) 238-0007
oakcomm@telus.net

LOCATION

Oakridge Community Centre - Main Level
9504 Oakfield Drive SW T2V0L1

BUSINESS CLASSIFIEDS

For business classified ad rates call Great News Media at 403-720-0762 or sales@greatnewsmedia.ca

NEPTUNE PLUMBING & HEATING LTD: Qualified journeymen plumbers/gasfitters, very experienced in Oakridge. 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; www.official-plumbing-heating.ca.

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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.

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.

PLUGIN ELECTRICAL SERVICES: We are your next-door electrician, a family-owned company with over 18 years of experience. From adding lights or plugs, smart switches, panel upgrades to home renos, we're here for all your needs. Our goal is always 100% customer satisfaction. Call Raph at 403-629-6726 or email pluginelservice@gmail.com for a free quote.

PLUMBING PARAMEDICS: Your community plumbing and furnace experts! Licensed, insured, and fully guaranteed! Specializing in residential plumbing and furnace repairs. BBB accredited. Call today to experience our world class service! 587-205-6657.

ELECTRICITY IS NOT A HOBBY: Call a licensed electrician and pot light specialist. No job is too small. Excellent rates. Please call John at 403-281-5002 / 403-708-6555.

ACUMEN APPLIANCE REPAIR: Locally based company. Home appliances repair and installation, lint vent cleaning. All kinds and makes: stoves/ovens/ranges, fridges, freezers, washers/dryers, dishwashers, microwaves, trash compactors. Flexible hours, evening and weekend visits are available. Discounts for senior customers. Call at 587-997-4824 or email acumenappliance@gmail.com.

AFFORDABLE DENTAL CARE MINUTES FROM OAKRIDGE! Cut through the noise. Message received loud and clear! We follow Blue Cross and all dental insurance fees. No surprises. No fluff, no frills! Direct billing; instant tax receipts, too! Independent establishment for over 33 years! Call today at 403-287-6453 or 403-272-7272, or visit CalgaryDentalCenters.com. Save money, smile, be happy!

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**Oakridge Co-Op Mall
Suite 49, 2580 Southland Drive SW**

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

Oakridge Community Garden (OCG)

Have you started to plan for your gardening in 2023? It's never too late! Come join our fun-loving, nature focused, 'green' volunteers, both novices and experienced gardeners – we are all interested in learning more.

We are planning extra raised beds for newcomers and lots of personal and common goals, activities, and events. This will be our fourth growing season and it is an exciting time to plant more edibles in our rented and common beds, including the vertical garden. There is such a diversity of edibles from many countries that we can try to grow and share with our families and friends.

Our perennial garden and food forest is filling out and the recent addition of a wooden canoe to reflect our 'Weaselhead' theme should enable gardeners and local residents to reflect on nature, smell the 'roses', and watch the blooming flowers and busy pollinators. Everyone is invited!

Please use our free, little library so others can enjoy the books you have read or drop by and visit our notice board for more info on the OCG.

We hope to have some OCG member only events and visits in 2023 but also some more community events in the OCG and surrounding green spaces.

Watch out for details in February and March if you are interested in renewing your membership and/or renting a raised bed at <https://www.oakridgecommunity.ca/>.

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- ✓ Hot Water Tank Specials
- ✓ Gas Fitter

Call Bob: 403-461-3490

Oakridge Community Association (OCA): Civic Affairs Report

Budget and Plans for 2023-2026 and Oakridge Projects

Yes - Your property tax dollars. We have shared our list of projects with our Ward 11 representatives, and we also submitted our concerns and requests during the Public Hearing in November. We are cautiously optimistic that some of our projects will get approved, but transparency is limited. For more information, refer to <https://newsroom.calgary.ca/2023-2026-service-plans-and-budgets-recap-council-decision-highlights/>.

Co-op Development Plans

We commented on the Co-op DP2022-07408 - 2580 Southland Dr SW for the new store only on City Electronic Submission form. We had a few questions and requests about traffic efficiency and pedestrian safety, and we think these are being addressed. The current expectation is that work will begin on the new store in February 2023, with a completion/move in date of spring 2024. Note that we have yet to understand details of the tower blocks and hope to have more information shared with us in 1Q2023.

Residential Traffic Safety Unit (RTSU) with the Calgary Police Service (CPS)

The OCA was approached in mid-November by a representative from the Residential Traffic Safety Unit (RTSU); a unit created to specifically address residential traffic issues. This is excellent news, and we are communicating with them further with some of our ongoing concerns – see last few editions of the Echo. The RTSU states that “Our strategy is to utilize citizen feedback to develop our operational response. We focus on playground zones, pedestrian rich areas and other high-risk locations identified through collision data analysis.”

The RTSU also utilizes strong collaborative relationships with City partners on traffic concerns requiring resolutions other than enforcement, such as sign changes, installation of crosswalks, Rectangular Rapid Flashing Beacons, extension of playground zones, etc. They strongly emphasize public awareness and education, facilitating citizen engagement by attending

Community Association Board meetings to discuss the Traffic Service Request System (TSR). The TSR is a key tool to help Calgary Police Service monitor and track traffic safety issues.

District 32


We had our 18th meeting on November 10. We have been advised that the Local Area Planning activities have been delayed further to post-2025. However, many developments are proceeding, such as the Co-op and the review of playgrounds and green spaces. This incremental change without an overall plan remains a concern for District 32 participants. Our next zoom meeting, number 19, is anticipated for Thursday, February 23, 2023, and will review our near-term goals.

Climate Change Emergency and OCA Mitigation

The OCA Board is continuing to support placing solar panels on the OCA facilities, similar to the Southland Leisure Centre and select Heritage Park Facilities. Further discussions are planned for our Board meeting on December 20. The long-term economics looks attractive, and we continue to look at other climate enhancing opportunities.

Within Oakridge OCA, we continue to assess and plan to coordinate some actions on growing trees, electric charging stations, etc. We are also discussing other improvements such as bike routes between green spaces with ‘Oh My Oakridge’.

If you are interested in supporting any of the above initiatives, please contact us at the OCA.

**CALGARY
POLICE
SERVICE**

**9 PM
ROUTINE**

☒ **CHECKLIST**

- Remove valuables & garage door openers from vehicles
- Lock vehicles
- Close overhead garage door
- Lock door between garage & house
- Close & lock all external doors
- Ensure windows are shut
- Turn on exterior light

HIGHEST RECORDED SALE IN OAKRIDGE HISTORY (BUYERS REPRESENTED)



NO SINGLE AGENT HAS SOLD
MORE HOMES IN OAKRIDGE
IN THE PAST 5 YEARS



NO AGENT HAS SOLD MORE
HOMES ABOVE \$850,000
IN OAKRIDGE HISTORY



FIRST AGENT TO BREAK THE
\$1,000,000 SALE PRICE
IN OAKRIDGE HISTORY

Wishing you a prosperous
2023

I HAVE BUYERS INTERESTED IN OAKRIDGE! CONTACT ME FOR MORE DETAILS
THINKING OF SELLING? CONTACT ME FOR YOUR FREE MARKET EVALUATION

YOUR OAKRIDGE AREA SPECIALIST     FOLLOW ME ON SOCIAL MEDIA



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lb@lawrencebarnett.com



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