

APRIL 2023

YOUR OFFICIAL COMMUNITY NEWSLETTER

# the WSCR news

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VIEW OUR WORK

# What does the WSCRCA do?

- We run youth and family related programs.
- We are your voice at City Hall. Dealing with planning and development proposals, traffic, parks and recreation, and a direct voice to our local City Councillor.
- We support community initiatives and events. Community clean up, Charity Stampede Breakfast, community garden, and so much more!

## Community Association Versus Residents Association

The community of West Springs/ Cougar Ridge encompasses several subdivisions, some of which have a Residents or Homeowners Association. Both play an important, but different role, in the community.

COMMUNITY ASSOCIATION	RESIDENTS ASSOCIATION
✓ Membership is voluntary	✓ Membership is mandatory
✓ Represents all households in the WSCRCA boundaries	✓ Annual fees registered against property title. Fees must be paid in full prior to the sale of the home.
✓ Organizes community wide events and programs	✓ Maintains the landscaping and other amenities in the public green spaces for a specific subdivision

*Check out our website, [www.wscr.ca](http://www.wscr.ca), for all that we do! Want to stay up to date and have early access to all our events and offerings? Become a member!*

### Become a West Springs Cougar Ridge Community Association Member

\$25 per Household or \$15 for Seniors

That gets you:

- Priority registration and discounts for WSCRCA run program and events.
- Support for a more vibrant community by supporting communitybased initiatives.
- Members only emails.
- The right to vote at the AGM if you are a WSCR resident.

You can still become a member even if you do not live in the community!

Purchase your membership online at [www.wscr.ca](http://www.wscr.ca).

**SCAN HERE TO VIEW ADDITIONAL CONTENT: NEWS, EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE**

**WEST SPRINGS**



**COUGAR RIDGE**



**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.

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## Youth Soccer

With the end of winter on the horizon, preparations for our summer soccer program are in full swing. The WSCRCA volunteers are already well into the planning for our 2023 program, with early bird registration having opened February 1.

Registration was open until the end of March with the season kicking off the last week of April.

Our program provides local community-based grassroots soccer for those born from 2013 to 2020. Our U4 and U6 age groups are gender mixed. U8 and U10 age groups offer separate programs for boys and girls.

For the 2023 season, we are excited to continue our partnership with the RAMP InterActive platform for registration and scheduling, as well as offering free registration for players with a parent who will volunteer coach in their age group.

More details can be found on our website: <https://wscr.ca/soccer/>. Our program runs on volunteers, and parents fill most of these roles. Volunteer positions require little knowledge of soccer. Some positions can be shared by a group of people. It is a fun way to get out, meet neighbours, and get involved in the community. WSCRCA wants our volunteers to have an enjoyable experience and provides support and instructions.

We had a great 2022 season and are looking forward to an even better 2023.

Do not hesitate to reach out to us with any questions at [soccer@wscr.ca](mailto:soccer@wscr.ca).

Thank you in advance for your support.

*Kim Paw and Steve Berman*

WSCRCA Soccer Coordinator Volunteers



*Ditch the workout,  
join the party!!*

**Tuesdays and Thursdays @ 9:30 am**  
(Strathcona Community Centre)

**Space is limited; register today!**

More information:

Andrea | 403-816-6897 | [andrea@andreamuir.com](mailto:andrea@andreamuir.com)  
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## EXECUTIVE COMMITTEE

Position	Name	Email
President	Paul Ghazar	president@wscr.ca
Vice President	Karla Gibson	vicepresident@wscr.ca
Secretary	Virginia D'Souza	secretary@wscr.ca
Treasurer	Lavender Murray	treasurer@wscr.ca
Board Executive Assistant	Katie Suen	admin@wscr.ca

## COMMITTEES

Committee	Director/Volunteer	Email
Building Safer Communities	Heather Zaba	safercommunity@wscr.ca
Charity Casino	Eileen Teasdale	casino@wscr.ca
Communications	Heather Zaba	communications@wscr.ca
Newsletter	Karen Riordan	newsletter@wscr.ca
Community Recycling Event	Faheem Ahmed Angelina Marian	communityrecycling@wscr.ca
Membership	Eileen Teasdale	membership@wscr.ca
Sponsorship	Taiwo Adetola	sponsorship@wscr.ca
Planning and Development	Joseph Healey Linda Nessel Eileen Teasdale Denis Ho Yvonne Harper Renee Alessio	planning@wscr.ca
Soccer	Steve Berman Kimberly Paw	soccer@wscr.ca
Skating	Kimberly Paw	skating@wscr.ca
Traffic	Denis Ho	traffic@wscr.ca
Volunteers	Tyler Norgaard	volunteer@wscr.ca
Directors at Large	Justin Barrett Latosia Campbell-Walters	

## FOLLOW US ON

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- Twitter: @WSCRC
- Instagram: @wscrca
- Website: <https://wscr.ca>

## WSCRC Board Meetings

Meetings are typically held on the second Wednesday of every month in the upstairs community room of the Calgary Co-op on 85 Street SW, however, we are presently meeting via Zoom video conferencing. Anyone in the community is welcome to attend these meetings. If you would like to discuss a particular issue or idea, please notify our secretary by email a week before the meeting at [secretary@wscr.ca](mailto:secretary@wscr.ca).

The WSCRC Planning and Development Committee meets on the fourth Wednesday of the month. Currently meetings are held via Zoom video conferencing. Anyone in the community is welcome to attend, and if you are interested in attending, please email [planning@wscr.ca](mailto:planning@wscr.ca).

## WSCRC Babysitters

### Group



You can stay in touch with your community by following us on Facebook and joining this FB Group. It's a great way to grow our community and keep up to date on what is happening in WSCRC.

**The WSCRC Babysitters Group:** A place where parents can find local babysitters, as well as where local babysitters, aged 12 to 25, can add themselves to the list to find jobs. Follow this group here: <https://www.facebook.com/groups/wscrbabysitters/>.

Follow the main WSCRC page here: <https://www.facebook.com/wscrca/>.

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## WSCRCRA Volunteer Opportunities



We are seeking community volunteers for a number of WSCRCRA programs and events!

Are you looking for a way to give back and get more involved in your community? We have a few Board Opportunities including:

- **Community Skate Park Coordinator** - This role will help to bring the skate park back to the community of West Springs and Cougar Ridge once again.
- **Director of Building Safer Communities** - The Director fosters and promotes a safe and secure community through various means including collaborating with stakeholders, gathering and distributing safety-related information, and seeking out safety programs to benefit the community.
- **Dog Pawty Coordinator** - We are seeking one or two "pawesome" community members who can devote a few hours per month through the spring/early summer, to assist in the coordination of this event in September.
- **Family Ski and Tube Night Coordinator** - We are looking for an individual to help organize and coordinate the WSCRCRA Family Ski and Tube Night. This position will require you to meet with the VP to plan and coordinate this event which usually occurs on the family day long weekend in February.

Visit [wscr.ca/about-us/volunteering/](http://wscr.ca/about-us/volunteering/) for more information and to sign up!



## WSCRCRA Dog Pawty Coordinators Needed

Do you love this event? Then we would love to have you on our team! We are planning the Dog PAWty for 2023 and are looking for one or two "pawesome" community members to assist in coordinating this event which takes place in September.

You will work alongside the other WSCRCRA Dog PAWty volunteer organizers to coordinate and run this event. We are looking for individuals who can devote a few hours per month through the spring/early summer with most of the planning and work happening in August and September.

Assistance with any of the following activities may be required: coordination between the WSCRCRA, sponsors, and community stakeholders; designing, booking advertising, and promotion; designing contests and activities; coordinating and booking vendors; coordinating registration and volunteers; booking suppliers; set up/take down; and running of activities on event day. If you are interested in this position or have questions, please email Linda at [dogpawty@wscr.ca](mailto:dogpawty@wscr.ca).



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# Why Basements Are the Most Important Room in Your House

*Reprinted with permission from Benjamin Heninger*



We've all walked into a beautiful house and been dazzled by an amazing kitchen. Granite countertops, beautiful fixtures, herringbone backsplash, dramatic themes, ceiling accents, and high-end appliances. Same thing with bathrooms; floor to ceiling tiles, under cab lighting treatments, floating tubs, and spectacular wall accents. These two areas, kitchens and bathrooms, form the first impressions we have of homes. They help increase the value of our home (usually 4 to 7%). Realtors focus on these rooms to sell houses and most people will prioritize their renovation budget to these two rooms.

While kitchens may be the heart of a home, the basement, more specifically your foundation, is a key indicator of the health of a home. If you're looking at buying or renovating a home, you won't regret taking a close look at your foundation, from the outside and on the inside.

First, let's start outside. Take a walk around the perimeter of the house and run through this checklist:

- Is there negative grading? Does the ground slope towards the house?
- Is there a path for water to drain away from the house?
- Is there parging or crumbling concrete around the base of the house?
- Is there discoloration or stains around the base of the house?
- Is there cracking around the base of the house?

Second, let's go to the basement and run through this checklist:

- Does it smell damp, musty, or organic?
- Are there warped or stained baseboards?
- Are there stains or efflorescence (white powder) on the walls or floors?

- Are there cracks in the walls or floors?
- Are the floors or foundation crumbling?

What do all of these questions have in common? They identify whether the house has water damage. If you answered 'yes' to any of the above questions, it's likely the house is not only susceptible but could already be damaged by water. Damage caused by water entering your home through a crack in your foundation may not be covered by your insurance policy.

If you find any signs of water damage in your home, I'd like you to do three things: don't panic, take pictures and call a professional.

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## WEST SPRINGS COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
February	23	19	8	\$876,950	\$862,000
January	23	12	9	\$649,900	\$715,000
December	22	5	11	\$459,000	\$459,000
November	22	6	11	\$499,999	\$498,000
October	22	12	12	\$797,400	\$779,400
September	22	15	15	\$748,900	\$720,000
August	22	14	13	\$709,999	\$660,000
July	22	21	14	\$682,400	\$677,500
June	22	24	21	\$649,000	\$652,500
May	22	22	31	\$679,888	\$731,000
April	22	38	35	\$739,900	\$825,000
March	22	53	35	\$699,900	\$750,000

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

## COUGAR RIDGE COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
February	23	11	9	\$699,000	\$710,000
January	23	11	7	\$750,000	\$744,000
December	22	2	3	\$749,900	\$720,000
November	22	5	7	\$619,900	\$620,000
October	22	6	3	\$380,000	\$370,000
September	22	6	6	\$599,900	\$607,000
August	22	5	11	\$679,900	\$680,000
July	22	13	8	\$734,900	\$764,244
June	22	13	17	\$750,000	\$755,000
May	22	20	17	\$685,000	\$675,000
April	22	25	25	\$650,000	\$670,000
March	22	29	25	\$625,000	\$650,000

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

## Host a Ukrainian Family or Individual in Need

Extend a hand of compassion by hosting a Ukrainian family or individual in need of temporary housing in Calgary.

CCIS (Calgary Catholic Immigration Society) is a non-profit organization which provides settlement and integration services to all immigrants and refugees in Southern Alberta. Currently, they are matching Ukrainian families in need with hosts to help the arrivals to settle in Alberta faster since the housing situation is really difficult in Calgary and surrounding cities in general.

To become a host, you will need a police check done if you do not have one yet. CCIS will provide a volunteering letter to reduce the cost for this which usually takes about two weeks to finish the process. Under this project, you can host the family for up to two months (depending on your preferences). Your commitment is only to provide accommodation for one to two months and the rest is the responsibility of the tenant. Ukrainian arrivals have to provide food for themselves. CCIS provides post-arrival support once the family lands here and register with CCIS. CCIS's settlement counselor will also guide and work with them.

New arrivals will be able to apply for one-time government support and receive \$3,000 CAD per adult and \$1,500 CAD per child. CCFIS's settlement counselor will help these families apply for this once they have their banking account. This support will allow them to cover their basic needs and pay rent once they find their permanent accommodation.



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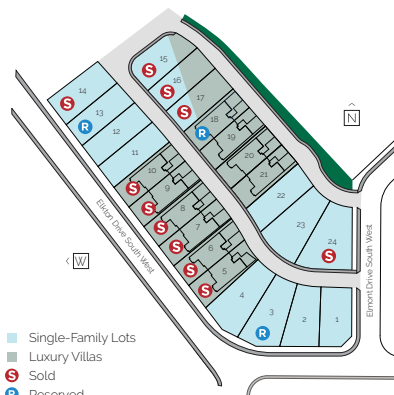
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Our studies offer monitoring, education and/or interventions.

**For more info, please contact: 403-210-8740 or [naps@ucalgary.ca](mailto:naps@ucalgary.ca)**

The University of Calgary Conjoint Health Research Ethics Board has approved these research studies (REB20-0983, REB20-2133, REB21-0535)

REASON #3

# David sells more.

# 410 sales in 4 years

With **410 sales** dating back to 2012, almost **2x more** than his closest colleague, David has established himself as the top producing REALTOR® here on the Westside.\*



## Another reason why your neighbours choose David to sell their home.

Scan the QR Code to learn more.

Friend  
Neighbour  
Realtor®  
**David Pellettier**

403-869-7971 | [david@davidpellettier.ca](mailto:david@davidpellettier.ca) | [davidpellettier.ca](http://davidpellettier.ca)



Real Estate (Central)

\* MLS data, Calendar 2012 - 2022 inclusive. Detached homes on the Westside - the combined communities of West Springs, Aspen Woods, Springbank Hill, Discovery Ridge, Signal Hill, Christie Park, Strathcona Park, Coach Hill, Patterson, & Cougar Ridge.