

NOVEMBER 2024

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# CAMBRIAN HEIGHTS ROSEMONT

## CHRONICLE

THE OFFICIAL CAMBRIAN HEIGHTS & ROSEMONT COMMUNITY NEWSLETTER



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# Cambrian Heights Community Association

600 Northmount Drive NW • Calgary, Alberta T2K 3J5  
 Phone: 403-284-1175 • Email: CHCA\_HALL@telus.net  
 Website: <http://www.cambrianheightscommunity.com>

*Bylaw Article 4.8.3: The quorum for the transaction of business at any Board meeting shall be one third of the standing Directors plus two. Voting Members required for quorum is 7/3=2+2=4 members. Maximum of 18 Voting Members.*

Position	Name	Telephone	Email	Vote
President	Daryl Connolly	403-470-5339	president@cambrianheightscommunity.com	Yes
Treasurer	Vacant		treasurer@cambrianheightscommunity.com	Yes
Secretary	Ian McKinnon	403-585-7030	ianrmckinnon72@gmail.com	Yes
Newsletter Coordinator	Vacant			Yes
Membership Coordinator	Jennifer Manns		members@cambrianheightscommunity.com	Yes
Director Planning	Andrew Connolly	403-617-7627	planning@cambrianheightscommunity.com	Yes
Director - Casino	David Babich	604-837-7027	david@babich.ca	Yes
Director	Phillip Holcomb	587-785-3692	phillipholcomb@gmail.com	Yes
Director	Evan Wan	403-608-7915	evanwan@gmail.com	Yes
<b>Committees - Non Voting</b>				
Rink Coordinator	Scott Jacobson	403-771-9755	scottcolleenj@gmail.com	No
Hall Manager	Lora Riep	403-284-1175	CHCA_hall@telus.net	No
City Liaison	Keith Magill	403-826-9152	keith.magill@calgary.ca	No
Social Committee	Betty Bacque		social@cambrianheightscommunity.com	No

**CHCA MEETINGS:**  
 First Monday of the month, except in July and August. Contact the President if you wish to attend.  
  
 Contact Hall Manager Lora for bookings at 403-284-1175.

## Cats, Canines, & Critters of Calgary



Bowser, Remus, Riku, *Montgomery*



Teddy and Sassy, *Foothills*



Tika and Chiko, *Stradwick Rise*



Tonu, *Seton*

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## CAMBRIAN HEIGHTS' PRESIDENT'S MESSAGE

This month will witness an active period for the community with the Casino fundraising taking place November 4 and 5 at the Pure Casino. Only with the help of many volunteers may this major fundraising be accomplished. We wish to thank all those that volunteered and especially thank our two organizers David Babich and Phillip Holcomb for their efforts to make the Casino a success. Later this month, as the weather cools, work will commence on our two outdoor ice rinks. This is only possible thanks to volunteers throughout the winter months. If you can help out, please contact us at [cambrianheights@gmail.com](mailto:cambrianheights@gmail.com) for more information.

Many of you may have noticed that Calgary Parks planted well over 100 trees in our community during late September. Most went in the Dog Park along 32 Ave but also in other park spaces within Cambrian Heights. While we did not have any advance notice or involvement in the tree placements, we had made the Parks group aware of our receptivity for more trees in our park spaces. An unexpected surplus of trees needing to be planted caught everyone by surprise but was to our ultimate benefit.

The community sign project is continuing with final design considerations and a review for supporting grant opportunities. Our current schedule will see the installation in late May 2025 subject to City approvals. Also, I am pleased to report we will be working to have a full summer Farmers' Market after our successful trial in September. Watch for details in our website next spring. We are also continuing to work towards enhancing our Dog Park offsetting QPC and will continue looking at our other park spaces and where we can contribute with the City on developing new or updated playground facilities that enhance our community.

During October we held our annual Halloween Pumpkin Giveaway but for the first time supported by an indoor Farmers' Market. A repeat of our Lego Contest is also scheduled for November 30. Other events into 2025 include our annual Polar party (February 1), a Volunteer Appreciation Night, and a Dog Park Event. If you wish to get involved with community social programs contact us at [social@cambrianheightscommunity.com](mailto:social@cambrianheightscommunity.com). Please read the newsletter or consult with our website for details of all future activities.

With the recent City decision to allow R-CG zoning throughout the city many communities have responded by establishing restrictive covenants to challenge certain multifamily developments. There is currently an old restrictive covenant on many properties within Cambrian Heights. These covenants may provide a mechanism through the courts to restrict what structures may be built on those properties. We will be exploring the applicability of these covenants for property owners from an informational perspective. Once we have studied the issues we will provide an informational update.

We remain without a full-time volunteer Treasurer on the Board. Please consider volunteering if you have any accounting background. Contact us at [president@cambrianheightscommunity.com](mailto:president@cambrianheightscommunity.com) with any questions or to discuss the level of accounting knowledge required.

Involve yourself in community activities and send us any comments you may have to improve our programs.

*Daryl Connolly*

President CHCA



## Float Like a Butterfly

The female Queen Alexandra's birdwing, the largest butterfly in the world, boasts a stunning wingspan of 25 to 30 centimetres! These magnificent butterflies make their home in the lush rainforests of Oro Province in Papua New Guinea. Talk about a tropical treasure!

Cambrian Heights Community Assoc

# LEGO CHALLENGE

Nov 30, 1-4pm @ Community Hall



Free Entry. All ages

Theme: ocean commotion

See website/facebook for contest rules  
cambrianheightscommunity.com

## Joke of the Month

Dogs can't operate MRI machines.

But catscan.



Cambrian Heights Community  
WEDNESDAY DROP-IN YOGA

6:30-7:30 PM

IN-PERSON OR ONLINE

Sept 11 - Dec 11, 2024

FIND BALANCE

*on and off the mat.*



CALL 403-244-3001 TO INQUIRE

# Peanut Butter Lovers Month

Did you know November is Peanut Butter Lovers Month? Although, many believe George Washington Carver is the person to thank for this tasty, nutty treat. It was actually Canadian chemist Marcellus Gilmore Edson who patented peanut paste in 1884, by milling roasted peanuts between heated surfaces.

Now you know who to thank for your favourite spread!



# CHCA Membership

Create a Proud & Vibrant Community ... Together!

Join your CHCA and participate or volunteer in community events and create that small town feel in Cambrian Heights. Creating and participating in a vibrant community for your family and neighbors is special.

Purchasing an Annual Membership is a small act that supports many neighborhood initiatives such as community events and programs, but also managing and maintaining our facilities, parks, and advocating for residents in community and City planning initiatives.

Membership also recognizes the number of volunteers and Board Members that donate hours of their time to manage and create opportunities for you to enjoy.

## MEMBERSHIP BENEFITS INCLUDE:

- Opportunity to meet and engage with your neighbors at events throughout the year
- Discounted fees for participation in Community Programs & Events and facilities
- Keep informed of Community news & events through delivery of the Cambrian *Chronicle* Newsletter to your home, online communication, and community website & email blasts.
- Management and maintenance of Community Hall, Ice Rinks, Parks & Green Spaces
- Providing input into city & community planning and development processes
- Improving your neighborhood by support of Community cleanup initiatives, upgrades to facilities & parks, and traffic safety.
- Ability to cast your vote at annual AGM on community issues

## Two Ways to Purchase Your CHCA Membership:

1. Apply online on our Website ([www.cambrianheightscommunity.com](http://www.cambrianheightscommunity.com)) and purchase safely & securely (Credit Card or Paypal).
2. Fill out the membership form (Monthly Newsletter or download from CHCA Website) and Mail-in or Drop off at Cambrian Hall with payment (Cash or Cheque).

You will receive email confirmation of your membership # in place of a membership card. (Mail-in or drop-off applications will be delayed).

To purchase your membership please complete the following form and drop off with payment to CHCA Hall or Purchase online at our website: [www.cambrianheightscommunity.com](http://www.cambrianheightscommunity.com).

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

(Personal information is used to inform members of Community events only, no information is shared with other organizations or individuals other than those associated with Cambrian Heights Community Association).

## Membership Type: (Please Select One Only)

### CAMBRIAN HEIGHTS RESIDENTS: ( voting member )

Senior (\$5.00)     Individual (\$10.00)     Family (\$20.00)     Corporate (\$50.00)

### NON- CAMBRIAN HEIGHTS RESIDENTS: ( non-voting member )

Associate (\$20.00)

Associate membership cards are not sent out unless proof of membership required for: Please indicate membership purpose:  McKnight Soccer     Yoga     Fun&Fitness

Membership term is for 1 year and is current from January 1 of the year purchased until December 31 of the same year as per the Community Association Bylaws.

Return the completed form with cheque payable to the Cambrian Heights Community Association and mail or dropoff at: Cambrian Heights Community Association, 600 Northmount Drive NW, Calgary AB T2K 3J5

# Landlord and Tenant Law – Signing and Moving In

by Charmaine Coutinho



As a volunteer lawyer with Calgary Legal Guidance, I advise clients who would otherwise be unable to access legal services to empower them to take the next steps in their legal matters independently. I frequently advise on landlord and tenant disputes.

This article only discusses leases covered by Alberta's Residential Tenancies Act (RTA). This excludes tenants sharing living space with a landlord and a few other scenarios. I aim to help our community become more familiar with a few RTA topics, at a time when both landlords and tenants are under stress and looking for ways to improve their circumstances.

### **Security Deposit, Damage Deposit, Key Deposit, Pet Deposit**

Under the RTA, they're all the same: any amount payable by the tenant to the landlord, returnable if some specified circumstance occurs (end of tenancy, etc.), is called a "security deposit." The RTA limits the amount of all the deposits together to one month's rent. A landlord is not permitted to ask for more if the rent increases.

There is no exception for pet deposits. However, a landlord is permitted to ask for a non-refundable pet fee in addition to the rent, monthly or upon signing.

A landlord is permitted to retain the security deposit only if there are valid move-in and move-out inspection reports and damage to the unit, or there is money owing.

To keep any portion of the security deposit, the landlord must give the tenant a statement detailing the specific costs to be reimbursed. Any deposit amount not covered by this statement must be returned within ten days of the end of the tenancy. If the statement includes any estimates (e.g.: cleaning or repairs), the landlord must send the tenant a final statement and return any unused funds within 30 days of the end of the tenancy.

The tenant can apply to the Residential Tenancy Dispute Resolution Service (RTDRS) to contest the landlord retaining a deposit. Conversely, a landlord can sue the tenant if the deposit is insufficient to cover the landlord's costs or missing rent. Neither the RTDRS nor the civil courts have automatic enforcement mechanisms though, so collection may be difficult.

### **Repairs**

There is little a tenant can do to force a landlord to repair a rental unit.

A tenant can pay for repairs, then ask the RTDRS for a rent abatement, but cannot withhold rent to incentivize a landlord to make repairs.

If the damage to the rental unit is endangering a tenant's health, the tenant can call Alberta Public Health (APH). Alberta has Minimum Housing and Health Standards regarding critical amenities like clean air and water, plumbing and sewage disposal, overcrowding, access to the unit, electricity, and heating. If a tenant contacts APH and APH finds evidence that the minimum standards are not being met, APH can mandate repairs.

However, a tenant should prepare for all eventualities: APH may do nothing, may force a landlord to make repairs, or may even condemn a rental space requiring that the tenant move out immediately. In the current market, housing is scarce and may be difficult to acquire quickly. If a tenant is not prepared for all possibilities from an APH investigation, it may be better to rethink contacting APH.

A landlord is not permitted to evict a tenant just for contacting APH. However, there is no ban on eviction for other reasons after a tenant has called public health authorities.

Thanks for spending a few minutes of your time with me. If you have a friend renting, be a good neighbour and share your new knowledge with them!

# Rosemont Community Association

PO Box 75007, 9 – 728 Northmount Drive NW,  
Calgary, Alberta, T2K 6J8  
Ph: 403-289-6533 • info@Rosemontyyc.com

## BOARD OF DIRECTORS

President	Matthew Guilherme
Vice-President	Kris Olsen
Treasurer	Mel Gallant
Secretary	Andrea Ginter
Hall Agent	Jacque Brennan
Newsletter Coordinator	Matthew Guilherme
Development Committee	Adrian Kerry
Traffic Coordinator	Willem Zantvoort
Ice rink Coordinators	Kurt Westergard
Other Board Members at Large	Jean Blackstock

All inquiries can be sent to info@Rosemontyyc.com

## GAMES & PUZZLES

### Guess the Landmark!

1. This gorgeous UNESCO World Heritage Site in India was built to be a mausoleum.
2. The \_\_\_\_\_ was made across many dynasties and states, taking over 2,500 years to construct.
3. This stunning Italian landmark is also called the Bell Tower and is over 180 feet tall.
4. This iconic structure was built for the 1889 World Fair; it celebrated the 100<sup>th</sup> anniversary of the French Revolution.
5. This famous ancient city was frozen in time due to almost the exact opposite circumstance.
6. There are no straight lines in this ancient temple structure, located on the Athenian Acropolis.



SCAN THE QR CODE FOR THE ANSWERS!



2024-2025

## ROSEMONT COMMUNITY ASSOCIATION MEMBERSHIP APPLICATION FORM

Rosemont has two membership options. Both options cover all members of a household:

- **Rosemont Resident Membership: FREE**
- **Associate Membership (live outside Rosemont): \$20**

1. Fill out the form at Rosemontyyc.com/membership OR
2. Complete this form and mail to PO Box 75007, 9-728 Northmount Drive NW T2K 6J8.

**Name(s):** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Email(s):** \_\_\_\_\_

**Only include email addresses if you want to receive email updates.**

*For mailed-in associate memberships, please make cheques payable to the Rosemont Community Association.*

*If you are emailing us for an associate membership, we will contact to you arrange payment.*

**Please note:** Membership term is for 1 year from September 1 to August 31. Membership is required for most community-based sports associations. Members also receive 10% discount on hall rentals.

**Website and Hall Rentals** Visit Rosemontyyc.com for all community-related information, including upcoming events and hall rental info. Register for our monthly email blasts and sign up for a community membership too.

**Board Meetings** are held monthly and are open to anyone in the community who wishes to attend. Email us at info@rosemontyyc.com for more info about the next meeting.





Howdy Rosemontians!

First, please join us for our "AGM and Meet Your Community" event on Monday, November 18 at 6:30 pm. We will have updates on what happened throughout the community this past year, get updates from our friends at Rosemont School and our government representatives. This is also the time that you have the ability to vote on the Rosemont Executive Board (President, VP, Treasurer, Secretary) so please come and voice your support of the direction for Rosemont CA this upcoming year. You can attend in-person or virtually, but we need you to RSVP at [RosemontYYC.com/AGM](http://RosemontYYC.com/AGM). You will not receive the hand-out package email if you don't RSVP and it helps us with planning. Those in-person will be treated to wine or beer and snacks. This event is open to all those who live in Rosemont (you just need to sign up for a free membership if you haven't already).

Looking for the perfect holiday present for that special someone in your life? Come down to our Christmas Market taking place on November 16 from 10:00 am to 4:00 pm. With over a dozen small local vendors, there is something for everyone on your list. Plus, enjoy some complimentary hot chocolate, coffee, and snacks as well and you'll be getting in the holiday spirit in no time!

Keep an eye out in your inbox for registration for our kids shinny hockey program which will be starting up in January. Registration will be happening in late November and December.

Speaking of winter, if you are interested in helping out with ice rink flooding this year, shoot us an email and we'll put you in contact with our fearless leader, Captain Kurt! It is a great way to meet some of the great guys in the community.

You may have noticed our port-a-potty in the parking lot by the hall. It has been a tremendous success, and we are happy with this pilot project. So happy, in fact, that we are going to continue to offer it over the winter to see how many folks it benefits. This project is 100% funded by the Rosemont Community Association and we have received no funding from the City on this project. But based on this significant need, we feel it is important to extend this pilot through the winter. If you feel it is valuable, please send an email to Councillor Chu indicating that bathrooms in parks are something that should be funded by council.

We will be having our next casino fundraising event on January 23 and 24 at Elbow River Casino. This is an opportunity for us to raise additional funds that enable us to continue offering free and low-cost events such as our Start Up BBQ, Stampede Breakfast, Pub Night, and more. It also enables us to make enhancements to our hall that we wouldn't otherwise be able to do. This includes adding seacan storage units which give us a lot more secure space for our rink equipment and hockey nets, and space for our childcare tenants' items. Other enhancements we have done include adding air conditioning, kitchen appliance upgrades and new chairs and tables. Without funding from the casino, we can't do things like this. Please consider donating some time to help us continue to grow and offer quality services to the community and city at large. Email Ian at [Casino@RosemontYYC.com](mailto:Casino@RosemontYYC.com) for more information.

As always, keep looking after your family, friends, neighbours, and yourselves.

*Matthew*

## *So Are the Days of Our Lives*

*Days of Our Lives* first aired on November 8, 1965, making it one of the longest-running soap operas! The original title sequence, voiced by actor MacDonald Carey, who played Dr. Tom Horton for nearly 30 years, is still used today!



# ROSEMONT AGM AND MEET YOUR COMMUNITY

NOVEMBER 18 AT 6:30 PM

- Get updates on the community and meet neighbours
- Attend in-person or virtually
- Voting on Board Executive
- Complimentary snacks and drinks for those attending in-person

RSVP required at  
[RosemontYYC.com/AGM](https://RosemontYYC.com/AGM)



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	6							

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FOR THE SOLUTION



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EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE

**CAMBRIAN HEIGHTS**



**ROSEMONT**



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**CAMBRIAN HEIGHTS 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 | Licensed by Avenue Financial.

**FALCONER HANDYMAN SERVICES LTD:** Stucco patching, re-stucco, small renovations, flooring, drywall and painting, foundation parging, and small concrete work. We can also build or fix decks, fences, etc. No job is too small. Fully insured. WCB and BBB member. For free estimates, please call Wes at 403-809-3644 or email handyfalconer@gmail.com.

**SNOW REMOVAL, CHRISTMAS LIGHTS, AND WINDOW CLEANING:** Snow removal starting at \$110 to \$155 per month. Christmas light installation starting at \$150. Early season discounts! Window and gutter cleaning starting at \$99; interior/exterior/screens. Mulch, rock, sod, and soil installation. A+ Member of BBB, Licensed. Insured. WCB. 403-265-4769 | YardBustersLandscaping.com.

**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.



CALGARY'S INDEPENDENT PHARMACY CELEBRATING OVER 60 YEARS OF CARE!

# Did you know that November is *Diabetes Awareness Month?*

Diabetes is a chronic condition that develops when your body either doesn't produce or effectively use insulin, which it needs to turn sugar into energy. Diabetes can lead to serious complications if not properly managed, but steps can be taken to control it and lower your risk.

**THERE ARE THREE MAJOR TYPES OF DIABETES.**

Type 2 diabetes is the most common diagnosis, followed by type 1 diabetes. Gestational diabetes occurs during pregnancy and is usually temporary. In addition, prediabetes is another important diagnosis that indicates an elevated risk of developing diabetes.

Living with diabetes is a continuous cycle that demands time, attention, and energy. With one in three people in Canada affected by diabetes, chances are you or someone in your life has been impacted. Show your support this Diabetes Awareness Month by taking time to learn about diabetes and raise awareness about this too-often "invisible" condition.

*Our knowledgeable pharmacists at Cambrian Pharmacy can help answer your questions about diabetes and make sure you are on the best treatment plan for you.*



*Scan the QR code to view our November deals.*  
9, 728 Northmount Drive NW | Calgary, AB | T2K 3K2  
403.289.9181 | [CAMBRIANPHARMACY.COM](http://CAMBRIANPHARMACY.COM)

