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79 AUBURN MEADOWS GARDEN SE ~ \$629,900

This 4 bedroom, 4 bathroom home has it all! Located across the street from a park for the kids to enjoy, and the amenities along 52nd St are an easy walk away! Also only a short walk to the dog park makes this an awesome home at a great price! The main floor has a great open floor plan with a sunny living room, eating area and a kitchen at the rear of the home! Upstairs has 3 bedrooms and the primary bedroom has a full ensuite and a walk-in closet. The basement is completely finished for you to enjoy and the yard and deck have been completely redone so nothing more is needed out there!

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Auburn Bay Things to Note:

- Parade of Lights Update - January Edition
- Shed Update
- New Volunteer Form/ Key Volunteers
- Casino: January 3 And 4
- Fruit Tree Pruning



Happy Holidays everyone,

I hope you are having a wonderful and safe Christmas break! I know I am looking forward to seeing some family coming in from Saskatchewan this year.

I will have a formal update on the Parade of Lights from November 30 in the next edition.

The old YYC green shed has finally been removed from the site and luckily there is just a small bit of work to do to level off the site, to let the grass take over once again. The new shed has working security lights and signage. We just have a couple of private property ones to add around the site. We have had a group of youths contact us to help out at the gardens (most of them are not from Auburn Bay), so I am looking forward to getting them to come out and help with a few projects.

We are still looking for some key volunteers to step forward and help with the future of the CA and Community Gardens, as my work life is getting busier, and many things are not getting the attention they need. Everyone keeps saying that they would like to be contacted by email/social media, but when I post items/send emails there is almost no response. So please ensure to follow the Auburn Bay Community Association on Facebook and mark admin@auburnbayca.ca as a safe sender so that our emails don't go into your junk folder. We need your help/involvement!

Do you enjoy the Parade of Lights and Stampede Breakfast, want to see the Autumn in the Bay event happen next year? We need your help with our primary fundraising activity: the AGLC casino. Please see the links on Facebook, on our website, or visit <https://www.signupgenius.com/go/9040A4EABA822A1FC1-50616152-abca#/> to sign up for a shift. The great news is that we got selected for January 3 to 4, 2025, which is the weekend and shifts are at the Deerfoot Inn & Casino.

We will arrange carpooling for anyone needing a ride or alternative arrangements, please just let us know. With the next funds raised, we are hoping to come up with a plan to get electricity on the CA site so that we can have actual power for events.

I got to attend a fruit tree pruning session with the Calgary Horticultural Society and got to learn some great information. If you have fruit trees in your yards, fall is the time to prune, and the most you should be removing is 25% of the tree in a season. You can control the height of the trees to make harvesting easier, so next fall expect to be at the site to prune them back to a manageable size for the future. Additionally, we got a couple of "tree ring" watering systems and will be getting them in under some fresh mulch to help with watering/weed control.

Our new 55+ group continues to grow, so please ensure to share their information with others within the community that might be interested in socializing with other residents. They can be found on Facebook, by calling 403-744-5301, ext. 3, or by email at over55@auburnbayca.ca for more information.

Plans for additional upgrades at the community gardens will continue to happen over the coming months, but we need some key volunteers to provide some input as to what they would like to see done. Please feel free to email us at gardens@auburnbayca.ca if you are interested in reserving a space for next year.

We have had a few new businesses approach us to be part of the discount program, we are looking forward to finalizing the details so that we can start sharing with the community. If you know of a local business that would be interested in some free advertising within the community, we have now created an online form for them to submit their proposals. Please check out our website and social media pages.

The Community Kitchen Good Food Box program continues to grow each month and is a great opportunity to get affordable and delicious produce. Thank you to Shannon W. for offering to be the pickup point for our depot. You can now get a small box (approximately 20 to 25lbs) for \$30, medium (30 to 35lbs) for \$35, or large (40 to 45lbs) for \$40, delivered to Auburn Bay once a month. Please check out the post on our website for the

Google Form to place your order. The last one for this year is December 2 for December 13 delivery.

Auburn Bay has a large number of Facebook groups. There is a Pet Group, Seniors Group, Grillers Group, Ladies Group, Food Lovers Group, Gardening Group, Community Garden Group, Ladies Clothing Exchange Group, Business Group, Buy-Nothing Group... the list is nearly endless. Make sure to go and check these fabulous interest groups out.

Carla Obuck

Sports and Events Director, Auburn Bay Community Association (ABCA)



A CHRISTMAS CAROL

The first edition of the Christmas classic *A Christmas Carol*, written by Charles Dickens, was originally published in London on December 19, 1843. This story was published as a novella by Chapman & Hall and the first edition sold out by Christmas Eve that first year!



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Bylaws Related to Snow and Ice

by the City of Calgary



Calgary winters are more safe and manageable when everyone pitches in to clear snow and ice. While the City does its part clearing roads, designated pathways, sidewalks, and other high-use public areas, section 67 of the Street Bylaw requires Calgary property owners to:

- Remove snow and ice – down to bare surface – from public sidewalks bordering their private property within 24 hours of a snowfall ending. Owners of rental properties are responsible for arranging for snow and ice removal when they reside elsewhere.
- Remove a minimum width of 1.5 meters of snow and ice – down to bare surface – from a public pathway bordering their property, also within 24 hours of a snowfall ending. Applicable pathways are those that run parallel and adjacent to a street, with or without separation between the pathway and street (e.g. a grass boulevard).
- Pile snow from their private driveway or walkway on their own property (e.g. front lawn). Snow from a public sidewalk or pathway may be shoveled onto another public property, such as a road.

See below for further details and penalty information. Or download the Street Bylaw and refer to Section 67 for the full set of regulations for snow and ice control.

Penalties for Failing to Remove Snow

Property owners/occupants who do not comply with the bylaw and subsequent notices issued by the City may be subject to:

- An invoice to the property owner from the City for clearing the sidewalk on their behalf. The cost

is a minimum flat rate of \$150 plus GST and an administration fee. The amount will be added to the owner's annual property tax if not paid by the invoice due date.

- A fine of \$250 to the property occupant for a first offence. Repeat offenders may be fined \$500 for a second offence, and \$750 for a third offence and each offence thereafter within a 12-month period. Tickets issued to repeat offenders may require a court appearance. Unpaid fines will be collected by Alberta Registry Service at the time of license or registration renewal.

Reporting Problem Properties

Report a sidewalk not cleared within 24 hours of a snowfall ending; include address or location details. To report other snow/ice issues, please visit our snow and ice concerns page.





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Auburn Bay Community Association Membership Form

**For your convenience, Auburn Bay Community Association Memberships are available online!
Visit www.AuburnBayCA.ca/Membership to purchase.**

Members benefit from sports, activities, and partner discounts (please see Membership Privileges Program page for a list of business partners). Members also gain preferred access to youth and community events, programs, and secure a vote at public meetings. Make a difference by joining the Board – and more.
Memberships: \$25 per family.

Name: _____

Address: _____ Postal Code: _____

Contact Number: _____ E-Mail: _____

How many family members, including children: _____ Yes, please contact me about volunteering: _____

Please fill out the above (please print), enclose and mail your cheque or money order, payable to the "Auburn Bay Community Association" to the following address: Auburn Bay Community Association Memberships, C/O Auburn House, 200 Auburn Bay Boulevard SE, Calgary, Alberta T3M 0A4.
Visit www.auburnbayliving.ca for more information. E-transfer Membership payment to finance@auburnbayca.ca

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Easy Turkey Chili

by Jennifer Puri

Turkey is a large bird which is rich in protein and other nutrients such as iron, zinc, and selenium. It provides many of the same calories as chicken and most people are easily able to digest it.

Ground turkey is an inexpensive way to consume turkey and over the years has grown in popularity as a substitute for ground chicken. Rich in vitamins and minerals it can contribute to a healthy diet as it is low in fat. Dark meat is more flavourful but has more calories than white meat without the skin.

Turkey can be added to soups, salads, sandwiches, burgers, or Chili as shown in this Easy Turkey Chili recipe below.

Prep Time: 15 minutes

Cook Time: 1 hour

Servings: 6

Ingredients:

- 1 lb lean ground turkey
- 2 tbsps. olive or vegetable oil
- 3 garlic cloves finely chopped
- 1 medium yellow onion chopped
- 1 red bell pepper finely chopped
- 1 900 ml carton (low sodium) chicken broth
- 1 28 oz can diced tomatoes
- 1 small can corn niblets drained and rinsed
- 1 540 ml can black beans drained and rinsed
- 1 540 ml can red kidney beans drained and rinsed
- ½ tsp Chili powder
- 2 tsps. ground cumin
- 1 tsp dried oregano
- 1 tsp salt
- ½ tsp ground black pepper



- Add the Chili powder, ground cumin, oregano, salt and black pepper and continue to cook for a couple of minutes.
- Add the black beans, kidney beans, corn, and diced tomatoes and blend in with the turkey.
- Add the chicken stock and bring to a boil and then reduce heat and allow the Chili to simmer for approximately 45 minutes, stirring occasionally.
- Garnish the Turkey Chili with sour cream, shredded cheddar cheese and chopped coriander leaves or taco chips and sliced avocado if preferred.

Bon Appétit!



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News, Events, & More



Crime Statistics



Real Estate Statistics



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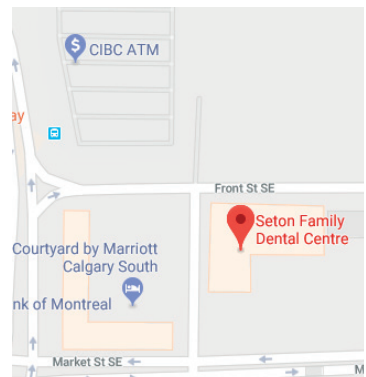
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AUBURN BAY RESIDENTS ASSOCIATION CONTACT INFO

Auburn Bay Residents Association
c/o Auburn House

200 Auburn Bay Boulevard SE, Calgary, AB T3M 0A4
Office Tel: 403-537-2601, Office Fax: 403-930-6456

Website: www.AuburnBayRA.ca

| | |
|-----------------|---|
| Administration | Marilyn Alcock admin@auburnbay.org |
| Events Manager | Jennifer Tait events@auburnbay.org |
| Program Manager | Jasmin Ladouceur Recprograms@auburnbay.org |
| General Manager | Chrissie Rozak gm@auburnbay.org |

Hours of Operation

Auburn House Lake and Park Hours

Monday to Sunday: 9:00 am to 10:00 pm

Auburn House Regular Office Hours

Monday to Friday: 9:00 am to 5:00 pm



Auburn House Holiday Hours of Operation

Happy Holidays from Auburn House!

The Auburn Bay Residents Association would like to wish you and your family a happy and safe holiday season! All the best wishes from our House to yours and a Happy New Year!

Please be aware of the reduced holiday hours of operation for the Auburn House facility, park, and lake.

- December 24 11:00 am to 5:00 pm
- December 25 12:00 to 4:00 pm
- December 26 11:00 am to 5:00 pm
- December 31 11:00 am to 5:00 pm
- January 1 11:00 am to 5:00 pm

Please be advised that the administration office will be closed on these dates.



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Auburn House Winter Programs

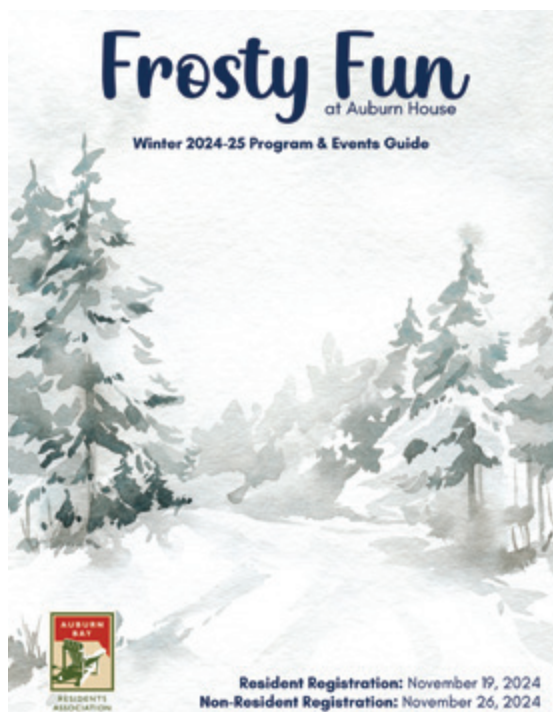
Get ready to embrace the chill and join us for a season of excitement with our winter programs! From festive workshops to outdoor adventures, there's something for everyone to enjoy. Whether you're looking to explore your creativity or get active in the fresh winter air, our lineup this season makes for memorable experiences with Frosty Fun!

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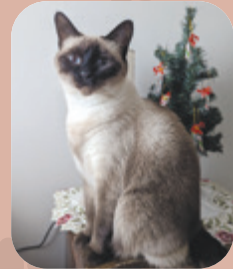
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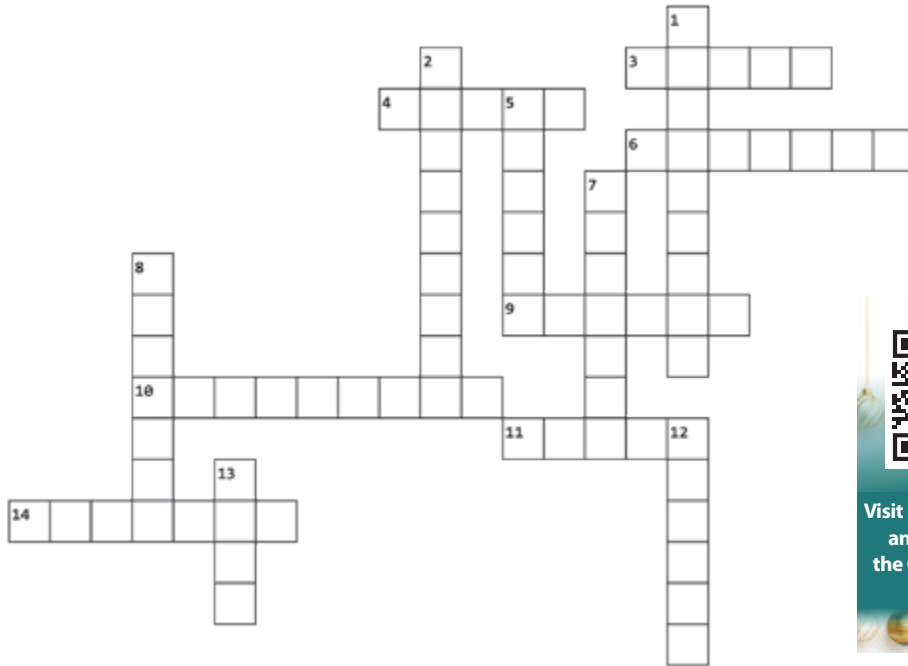
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December Crossword



Across

3. On December 5, 1991, Jostein Gaarder's novel, *Sophie's _____*, was published and tells the story of a Norwegian teenager on a journey of discovery about the history of philosophy.
4. *Driving Miss _____*, starring Morgan Freeman as a chauffeur to an elderly widow played by Jessica Tandy, was released on December 13, 1989.
6. Canadian singer, Nelly _____, was born on December 2, 1978, in Victoria, British Columbia.
9. This Christmas tree decoration, originally made from real silver that was shredded, was first invented in Germany in 1610.
10. December's official birthstone has the same name as the colour that it is.
11. Dr. Martin Luther King Jr. was awarded the Nobel _____ Prize on December 10, 1964.
14. James Cameron's _____ was first released on December 19, 1997, and is one of the highest-grossing films ever.

Down

1. International _____ Day was mandated by the UN General Assembly in 1985 and takes place every year on December 5.
2. December's birth flowers are the _____ (also known as paperwhites) and the holly.
5. On December 24, 1818, a choir in Austria first performed the popular Christmas carol "_____ Night".
7. This annual holiday celebrating African American culture is observed from December 26 to January 1.
8. On December 29, 1989, the Associated Press named hockey player Wayne Gretsky and tennis player _____ Navratilova Best Athletes of the Decade.
12. Canadian actor and comedian, _____ Levy, was born on December 17, 1946, in Hamilton, Ontario.
13. On December 1, 2003, the final film of *the Lord of the Rings* trilogy, *The Return of the _____*, premiered in New Zealand.

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| September | 24 | 49 | 34 | \$475,000 | \$472,250 |
| August | 24 | 40 | 26 | \$604,950 | \$596,000 |
| July | 24 | 37 | 46 | \$494,950 | \$507,500 |
| June | 24 | 58 | 53 | \$529,000 | \$570,000 |
| May | 24 | 55 | 51 | \$589,000 | \$595,000 |
| April | 24 | 46 | 43 | \$489,900 | \$495,000 |
| March | 24 | 50 | 52 | \$462,450 | \$502,250 |
| February | 24 | 44 | 44 | \$449,950 | \$467,175 |
| January | 24 | 39 | 26 | \$349,900 | \$345,500 |
| December | 23 | 9 | 17 | \$400,000 | \$397,500 |
| November | 23 | 24 | 34 | \$459,950 | \$455,000 |

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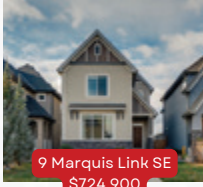
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Market Report



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