

OCTOBER 2023

YOUR OFFICIAL COMMUNITY NEWSLETTER

your **CHAPARRAL** trailblazer

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FALL 2023



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GRAND PRIZE DRAW:
OCTOBER 6, 2023 AT 8PM

HOW TO ENTER:
FILL OUT OUR SURVEY AT GUEST SERVICES FOR A CHANCE
TO WIN \$100,000 CASH OR THE 2023 CORVETTE.

MONTHLY QUALIFIER DRAWINGS:
THURSDAY, AUGUST 31, 2023 - 7PM
SATURDAY, SEPTEMBER 30, 2023 - 7PM

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CHAPARRAL COMMUNITY REAL ESTATE ACTIVITY

	Properties Listed	Properties Sold	Median Listed Price	Median Sold Price
August 23	23	18	\$584,700.00	\$584,700.00
July 23	13	12	\$599,900.00	\$640,750.00
June 23	27	30	\$612,450.00	\$636,250.00
May 23	24	32	\$499,900.00	\$494,750.00
April 23	32	28	\$599,900.00	\$609,000.00
March 23	24	19	\$599,900.00	\$610,000.00
February 23	20	14	\$593,850.00	\$595,000.00
January 23	6	5	\$649,900.00	\$657,000.00
December 22	5	8	\$642,450.00	\$631,750.00
November 22	8	11	\$629,900.00	\$615,000.00
October 22	10	24	\$579,500.00	\$583,000.00
September 22	22	14	\$599,950.00	\$587,500.00

To view more detailed information that comprises the above MLS averages, please visit chap.mycalgary.com

CHAPARRAL COMMUNITY ASSOCIATION MEMBERSHIP

To purchase your \$20 membership, please visit www.chaparralcommunity.com.

YOUR COMMUNITY ASSOCIATION



OUR HISTORY

Chaparral was established in 1995 with a 32-acre artificial lake and a 21-acre park with two waterfalls as centrepiece of the neighbourhood and now has grown to include Lake Chaparral, Chaparral Ridge, Chaparral Ravine and Chaparral Valley.



OUR MISSION

The Chaparral Community Association strives to represent and serve the community of Chaparral through effective communication, engaged volunteers, and fiscal responsibility, to foster a vibrant and livable community.



OUR GOVERNANCE

We are a non-profit organization established under the societies act, and we are governed by elected and volunteer members from our community. We are always looking for expertise and support to grow, please reach out to get involved.

The Chaparral Community Association (CCA) is a volunteer run organization that represents the residents of Lake Chaparral, Chaparral Ridge, Chaparral Ravine, and Chaparral Valley. Your CCA is the recognized body that liaises with government officials, expresses resident concerns regarding commercial, industrial, and residential land use development, and represents the position of the residents on education, transportation, environmental, and infrastructure issues. The CCA supports organized sports, community, and social programs. To stay connected the CCA publishes the Chaparral Trailblazer and maintains a website (www.chaparralcommunity.com), Facebook, and Instagram pages (@chaparralca).

Successful, healthy communities are generally those with active and sustained membership and involvement by the community residents. The CCA board encourages all residents to purchase a membership, and when available, attend monthly meetings to help make our community amazing.

Some things the CCA has done for the community include: Chaparral Common and Chapalina Crescent Playgrounds, Green Thumbs Community Garden, Community Clean-Ups, Adopt-a-Rink in the Valley, Valley Summer Bash, garbage bin wraps, Stampede kick-off breakfast (co-organized with the Lake – open to all CCA members), Festival of Lights, advocating for traffic signal lights and crosswalk Rapid Movement Flagship Beacons (RFB), Safe Communities Initiatives, and Development Permit Applications. The CCA has also weighed in on Commercial Applications (Chaparral Meadows, Bottle Depot, Telus Cell Tower, BFI Canada Inc., Inland Cement).

SCAN HERE TO VIEW ADDITIONAL CHAPARRAL CONTENT

News, Events, & More



Crime Statistics



Real Estate Statistics



- Sunik Roofing has been in business for 34 years
- Winner of the Consumer Choice award for 14 consecutive years, and the BBB Ethics award
- BBB member for 30 years
- Estimators are Journeymen roofers

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Fall Garden Checklist

Contributed by Jolene Ottosen for the Chaparral Green Thumbs

My life has always revolved around school, first as a student and then later as a teacher, which means my new year doesn't start in January, it starts in September. It is also the start of an incredibly busy period of time. When teachers go back to school, summer still seems to be in full force. Yes, the nights are getting colder, and a few leaves are starting to yellow, but our days are still long and gloriously warm. However, before we know it, we are scraping our windshields, and maybe even shoveling snow, wondering what happened to fall. And, if you are like me, you are running around trying to do all of the garden things you have been putting off that should have been done sooner.

Here is a schedule, of sorts, to help provide a timeline for tasks. Depending on the weather, which month these fall in can vary.

September

This month is usually still fairly warm, and many plants are still growing, although they will have slowed down and will not need to be watered as much. You should not need to drain rain barrels or bring in hoses, but keep an eye on frost warnings and stay ahead of cold snaps.

Things you should consider doing this month:

- Plant new perennials, trees, or shrubs. I am a huge fan of fall planting as long as the plants have enough time, about six weeks, to establish their roots. Come spring, these plants will be well established and won't need the summer pampering that spring plantings need. The same principle applies to weeds, so pull any you see now!
- Divide and replant perennials that are getting too large for their space or dying in the centre, creating a donut shape.
- Plant bulbs like tulips and daffodils.
- If you still have tomatoes or herbs growing, you may need to cover them at night if there is a frost warning, so keep materials for that handy.

October

October is a good month for cleaning things up and getting the garden ready for bed.

Things you should do this month:

- Remove spent annuals and any leftover fruit or vegetables that could feed pests.
- Rake the leaves. This task is a little controversial as some feel like the leaves are helpful and should stay where they fall. I am a fan of using leaves to mulch garden beds, but on the grass, they don't break down or provide much protection, so I prefer to rake those ones up. Of course, sudden snowfalls can derail that plan and, in that case, I rake them in the spring.
- Feed your perennials, this includes your lawn, with compost or a slow-release fertilizer. Think of this as a bedtime snack.
- Try your best to give everything one good last watering, then turn off the taps and bring in your hoses. I am bad for often forgetting this and then anxiously watch my taps in the spring, praying for no leaks.
- Empty rain barrels and move or cover them to prevent them filling and freezing over the winter.
- If you are growing garlic, plant it in mid-October or later if it is unseasonably warm. Last year, I kept putting it off and was frantically planting it under a few inches of snow. Learn from me and do not do that. Only about a quarter of what I planted came up.
- Mulch your garden beds and trees with leaves or other material. Think of this as tucking things in. This will help protect the roots from extreme temperature drops and help retain moisture if temperatures suddenly rise.
- Trim overgrown areas that look like they could become pleasant shelters for pests over the winter.
- Protect the trunks of young trees from pests with mesh.

November

Depending on the weather, some of October's tasks may bleed into November. If October has been warm enough that you are still watering, be sure to closely watch the weather and drain and move in any taps or watering tools. Be sure to put down any downspouts if they were removed for rain barrels.

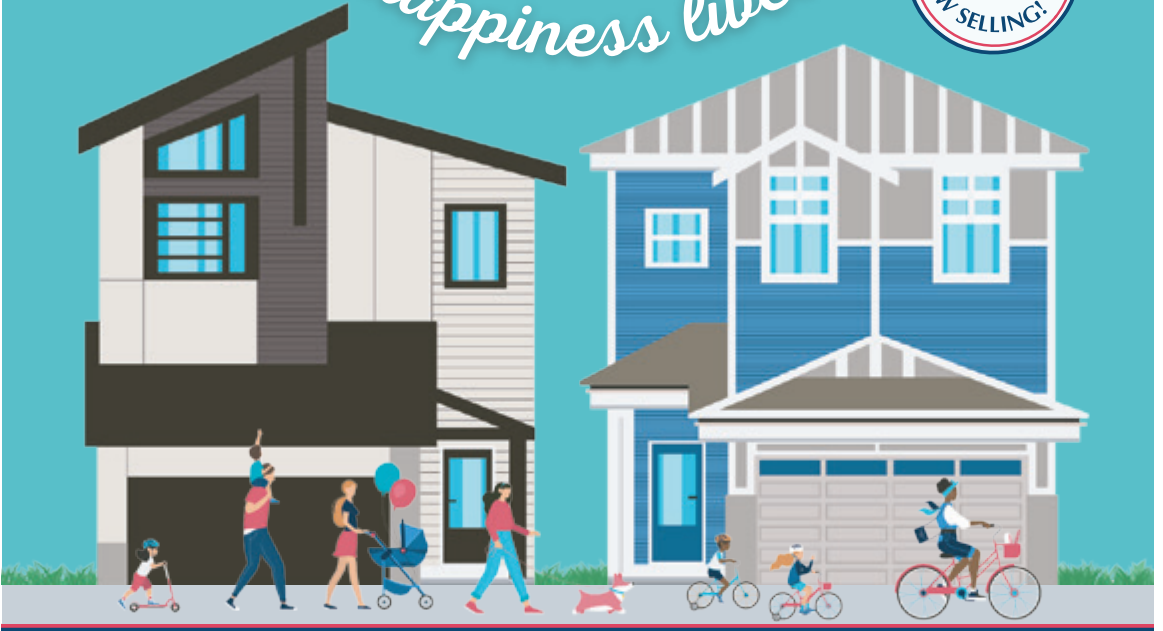
The rest of the winter is for hoping that as many things as possible survive the horrible freeze and thaw cycle our chinooks bring, which are so hard on our plants, and planning next year's garden!

If you are interested in more information about our garden, email us at chaparralgreenthumbs@gmail.com.

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OCTOBER 5 | WORLD TEACHERS' DAY
OCTOBER 14 | NATIONAL DESSERT DAY
OCTOBER 31 | HALLOWEEN



CHAPARRAL 2023 HOUSING MARKET REVIEW

**January 1 - August 31, 2023*

CHAPARRAL

DETACHED

High | \$1,875,000
Low | \$485,000
Avg. | \$700,661
#Sold | 103
Avg. days on mkt. | 17

ATTACHED

High | \$690,000
Low | \$405,000
Avg. | \$510,346
#Sold | 25
Avg. days on mkt. | 13

CONDO

High | \$345,000
Low | \$223,000
Avg. | \$284,945
#Sold | 20
Avg. days on mkt. | 27

Stats current as of August 31, 2023 @ 11:59 pm. For more detailed market sales information, please contact Team Palmer at 403.836.3018 or info@teampalmer.ca.

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SOLD



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Vice President	Racim Gribaa	vp@chaparralcommunity.com
Secretary	Charlene May	secretary@chaparralcommunity.com
Treasurer	Joanne Marshall	treasurer@chaparralcommunity.com
Director of Social Media	Donna Reid	media@chaparralcommunity.com
Director of Education	Lawrence King	education@chaparralcommunity.com
Director at Large	Open	
Safe Communities Initiative	Jonathan Weal	safety@chaparralcommunity.com
Local Business Relations	Lynette Javaheri	director2@chaparralcommunity.com
Membership Coordinator	Open	

VOLUNTEERS

Trailblazer Editor	Amy Nogas	editor@chaparralcommunity.com
Community Garden (Chaparral Green Thumbs)	Jolene Ottosen	chaparralgreenthumbs@gmail.com
Chaparral Lake Representative	Racim Gribaa	lake@chaparralcommunity.com
Chaparral Valley Representative	Open	valley@chaparralcommunity.com
Chaparral Ridge Representative	Open	
Chaparral Playground Coordinator	Charlene May	secretary@chaparralcommunity.com
Community Clean Up Coordinator	Open	
Block Party Coordinator	Open	
Director of Traffic	Open	

CONNECT WITH THE CHAPARRAL COMMUNITY ASSOCIATION

 Follow us on (X)Twitter @chaparralca
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  Find us on Facebook @chaparralca



The Lake Chaparral Residents Association is the association that governs the private membership of Lake Chaparral and its facilities. Each home within the Lake Chaparral community is encumbered to pay an annual membership due to the LCRA. The annual dues are utilized for the day to day operations of the lake property and all of its facilities, the maintenance of entryway features of the community, maintaining an appropriate reserve fund and making long term planning decisions for the lake and its assets. The LCRA employs a General Manager, Dylan Lock, under the direction of a volunteer Board of Directors.

For inquires about the Lake Chaparral Park and Recreation Centre please contact the Lake Chaparral Residents Association at 403-254-4148 or visit their website at lakechap.ca.



Park Information

Park Hours: 9:00 am to 10:00 pm
Office Hours: Monday to Saturday, 10:00 am to 6:00 pm
Inquiries: 403-254-4148 | office@lakechap.ca
www.lakechap.ca

Please note that the entrance is closed 30 minutes prior to designated closure to allow our staff time to clear the facilities. The park may also close early due to weather, lack of residents accessing the space, or other issues as deemed valid by LCRA management. By default, the park and lake will be closed at temperatures of -25°C (without wind chill).

Connecting with Members

Facebook Page

Follow us on Facebook for up-to-date information on events, programs, and daily LCRA news.

Instagram

Follow us on Instagram – @LakeChapyc. Share your lake pictures by tagging us and using the hashtag #LakeChap.

Website

We continue to improve and add new updated content to our website. Check out our website for information, communication, and membership rules at www.lakechap.ca.

Monthly Email Communications

The LCRA is working on keeping you informed. If you are not receiving email notifications from the LCRA, please call the office at 403-254-4148, or send us an email at info@lakechap.ca, and we will be happy to update your account information.

Please note, the LCRA does not share our information with third parties. The LCRA abides by all CASL laws regarding email information.

Reminders and Announcements

Lake Fees

LCRA membership fees are due on July 1 of every year. All fees must be paid to access the lake/park and are registered as an encumbrance on the property land titles in Lake Chaparral. If you have not paid your fees by the due date, you will not be permitted access at the front gate.

Interest is applied to outstanding accounts every 30 days as of September 18, 2023.

If you have any questions or concerns, please contact the office at 403-254-4148 or email info@lakechap.ca.

Operating Hours

In alignment with last year, we will once again be reducing our operating hours during non-peak times of the year to better reflect reduced operations, amenity usage, and industry standard.

Starting Monday, October 9, 2023, the park and lake will close at 8:00 pm every day. Once the ice forms to safety standards, notice will be provided, and regular operating hours will resume. Existing bookings and programs booked past 8:00 pm will still be honoured.

Safety Flag Reminder

The LCRA closely monitors the safety of the lake and lake ice for use; however, we cannot guarantee the lake and lake ice is free of all risks. Regardless of the status of the safety flag (details below), access is done at the sole risk of the member and their guests.

You can view the status of the safety flag by looking for the flags at the park, contacting the LCRA office at 403-254-4148, or by visiting our website at www.lakechap.ca.

Red Flag = Waterfront and lake ice is closed to all users.

Green Flag = Waterfront and lake ice is open to all users.

Upcoming Events

Please visit <http://lakechap.ca/events> for all up-to-date information on upcoming events, programs, and activities.

Halloween Event

Saturday, October 28, 2023

11:00 am to 3:00 pm

Wear your best spooky costume and come down for a fang-tastic time at the lake, including a Halloween movie in the function room, an inflatable corn maze, inflatable archery, food trucks, and a scavenger hunt (with prizes!).

The scavenger hunt starts at 11:30 am. Complimentary hot chocolate will also be available. We hope to see you there!

Stay tuned to our social media pages and website for more information!

Drop-In Programs

LCRA Senior Games

Mondays | 12:00 to 3:00 pm

Attention all seniors! Come out to socialize with your neighbors and friends, play games, and enjoy coffee at the lake house. Cost: \$1 per person, drop-in.

LCRA Walking Club

Tuesdays and Thursdays | 10:00 am to 12:00 pm

Meet outside the Lake House (by the flags) at 10:00 am to start the walk. Walks usually last one hour and then is followed by a visit with coffee in the Lake House. \$0.50 per person, drop-in. Did you know that three laps around the walking path = two kilometres?

LCRA Pickleball Group

Mondays, Wednesdays, Fridays | 10:00 am to 1:00 pm

Weather permitting.

Looking to learn or play pickleball with a local group?

On the listed dates and times, the LCRA Pickleball Group meets near the front gate/parking lot to play pickleball at the LCRA courts.

Playing pickleball and socializing at Lake Chaparral helps each player to have a healthy mind in a healthy body.

For more information on how to join, please email Maureen Bisanti at mbisanti@shaw.ca.

Programs

Registration for the following programs are done with the individual instructor.

Classes are ongoing; full details and class information can be obtained from the instructor. Program schedules are subject to change; please contact the program instructor directly for more details.

Devotion Danceworks

Non-Residents Welcome

Offers recreational, sessional-based classes for children ages 18 months to 12 years old. Spring and summer enrolment began March 1, 2023. Visit our website for more information and registration.

Classes available in:

- Giggle & Groove Parented Class (Ages 18 months to 2.5 years)
- Tiny Toes Ballet (Ages 2.5 to 3.5)
- Tiny Ballerinas (Ages 3.5 to 4)
- Mini Combo (Ages 4 to 5)
- Ballet/Jazz (Ages 4 to 12)
- Musical Theatre (Ages 4 to 12)
- Hip Hop (Ages 4 to 9)

Please visit <https://devotiondanceworks.com> or contact Elizabeth Rieb at 403-828-9675 or elizabeth@devotiondanceworks.com.

Intellidance

Non-Residents Welcome

Fridays

Come sing, dance, and have fun with your little ones! Intellidance® is a research-based music and movement program designed to support the caregiver-child bond while fostering all areas of a child's development. Dance and music concepts will be explored through songs and rhymes, movement exploration, circle dances, free exploration, and sensory activities.

To learn more about the Intellidance® Method, visit www.intellidance.com.

continued on next page

Little Ninja's (Beginners) by Cutting Edge Kung Fu

Ages 4 to 8 Years Old

Non-Residents Welcome

Saturdays | 9:15 to 10:15 am, 10:15 to 11:15 am

\$60 per month

This class is aimed to start teaching structure, discipline, and respect while having fun learning the basics of Kung Fu! Contact Sifu Kyle today at cuttingedgekf@gmail.com.

251st Chaparral Scouts

Non-Residents Welcome

The 251st Chaparral Scouts are an active group in your community. Our mission is to help develop well-rounded youth, better prepared for success in the world. We do this by enabling thousands of young Canadians to engage in safe, youth-led, adventurous programs in hundreds of communities across this great country.

To join, visit <https://www.myscouts.ca/ca/join>.

Don't let your kids have all the fun - volunteer today. Volunteering with Scouts Canada is fun, flexible, and fulfilling. And, just like your kids, you can make new friends and memories too! We provide the training and adventure; you provide the enthusiasm.

Our program is funded by our fundraising. We have two ongoing fundraisers – Scout Coffee and an ongoing bottle drive.

Start ordering coffee today! Visit <http://www.scout-coffee.ca/>. You will find a list of our delicious products. At check out please be sure to select our group 251st Chaparral, so our youth receive credit for your purchase.

For our second ongoing fundraiser, if you have extra bottles you would like to donate, please go to the Walden Bottle Depot, 19618 Walden Blvd, and request donation to the 251st Chaparral Scouts - Sarah account.

A big thank you for supporting our programs through our many fundraising efforts.

251st Chaparral Youth and Scouters

Drawing Classes for Kids with Young Rembrandts

Non-Residents Welcome

Fridays

Preschool | Ages 4 to 5 | 4:00 to 4:45 pm

Elementary | Ages 6 to 12 | 5:00 to 6:00 pm

Cartooning | Ages 6 to 12 | 6:15 to 7:15 pm

Inspire your child's creativity with Young Rembrandts drawing classes. The secret to our success is that children already love to draw – we just take their love a little further by giving them a solid foundation that will take their drawings from doodles to confidence -boosting achievements.

During our once-a-week classes, we use an innovative step-by-step approach on drawing topics your kids can relate to and learn from.

Research supports what Young Rembrandts has always delivered. There is a correlation between involvement in the arts and academic success. Children who learn to draw using the Young Rembrandts method develop spatial reasoning and fine motor skills, order and sequencing abilities, visualization, and self-discipline, as well as fundamental art skills.

Watch your child reach a new level of potential with this engaging, award-winning program. Young Rembrandts is a different kind of learning and a powerful kind of fun.

Enroll online at www.youngrembrandts.com/southernalberta, or call us at 403-457-DRAW (3729).

Kripalu Yoga

Relax and renew with Kripalu Yoga, a gentle flow practice that emphasizes breath work, focussed movement, and meditation. Suitable for all levels of fitness.

Valerie has 20 years of experience as a yoga practitioner and instructor.

\$20 per class or \$220 for 12 classes.

Wednesdays at 9:15 am from September 27 to December 13 in the Lake Chaparral Function Room (225 Chaparral Dr SE).

If interested, please contact Valerie at pruegger@telus.net.

LCRA Board of Directors

Our Lake Chaparral Residents Association Board of Directors maintains an email address at bod@lakechap.ca to hear your suggestions and feedback on large-scale governance, direction, and broad-scope improvements to the member experience.

For all operations, day-to-day, or management-related questions, please send emails to info@lakechap.ca.

Message from LCRA Manager

Hello Lake Chaparral!

October is officially here, and with it continues our colourful and cozy autumn season. Things are still steady at the lake as we get everything ready for winter and further develop LCRA processes, projects, and improvements.

Thank you to all of our members who have shown such great community spirit, engagement, and support to our staff and board as we all continue working towards creating the best member experience imaginable.

Make sure to catch our Halloween event on October 28. We can't wait to see everyone's costumes and spooky Halloween spirit!

Best wishes,

Dylan Lock

General Manager

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info@karatpatch.ca



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LAKE CHAPARRAL RESIDENTS' ASSOCIATION BOARD OF DIRECTORS (NOT AFFILIATED WITH THE CCA)

President	Racim Gribaa	bod@lakechap.ca
Vice President	Daren Couture	bod@lakechap.ca
Treasurer	Joanne Marshall	bod@lakechap.ca
Secretary	Murray Hunt	bod@lakechap.ca
Director at Large	Cheryl Smillie	bod@lakechap.ca
Director at Large	Norm McLennan	bod@lakechap.ca
Director at Large	Roger Planden	bod@lakechap.ca
Director at Large	Walter Kachmar	bod@lakechap.ca
Director at Large	Greg Juneau	bod@lakechap.ca
Director at Large	Sandra Fanson	bod@lakechap.ca

LAKE CHAPARRAL RESIDENTS' ASSOCIATION MANAGEMENT (NOT AFFILIATED WITH THE CCA)

Administration	Linda Milot	office@lakechap.ca
General Manager	Dylan Lock	
Facility and Assets Manager	Jen Voros	
General Inquiries	LCRA Guest Services	info@lakechap.ca



GAMES & PUZZLES

Halloween Edition

1. In the 1800s, these immigrants brought the tradition of Halloween to the US.
2. Based on Stephen King's novel, this 2017 film is the highest grossing horror movie of all time.
3. The two Ms in M&M's candy-coated chocolates stand for _____ and _____.
4. In the *Halloween* film series, a mask of this *Star Trek* character was spraypainted and worn by serial killer Michael Myers.
5. Jack-o'-lanterns were originally carved out of _____.
6. Stephen Clarke holds the Guinness World Record for fastest carved pumpkin, completing it in _____ seconds.



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calgarymatandlinen.com

A business advertisement for Calgary Mat & Linen Services. The ad features a cityscape background with the Calgary skyline. It includes the company name in a stylized font, a phone number, and a physical address. Below this, there are four circular icons representing different services: mats, hospitality services, workwear, and cleaning. Each icon is accompanied by a brief description of the service. The website URL is listed at the bottom.

For business classified ad rates contact
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at 403-720-0762 or sales@greatnewsmedia.ca

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

NEPTUNE PLUMBING & HEATING LTD: Qualified journeymen plumbers/gasfitters, very experienced in Chaparral. 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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