

JANUARY 2024

YOUR OFFICIAL COMMUNITY NEWSLETTER

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CHAPARRAL COMMUNITY REAL ESTATE ACTIVITY

	Properties Listed	Properties Sold	Median Listed Price	Median Sold Price
November 23	17	16	\$694,400	\$685,000
October 23	14	12	\$587,450	\$587,500
September 23	14	17	\$700,000	\$699,000
August 23	22	17	\$579,900	\$589,500
July 23	13	12	\$599,900	\$640,750
June 23	27	30	\$612,450	\$636,250
May 23	24	32	\$499,900	\$494,750
April 23	32	28	\$599,900	\$609,000
March 23	24	19	\$599,900	\$610,000
February 23	20	14	\$593,850	\$595,000
January 23	6	5	\$649,900	\$657,000
December 22	5	8	\$642,450	\$631,750

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

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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 centerpiece 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.

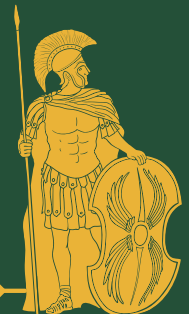
The Chaparral Community Association (CCA) is a volunteer run organization that represents the residents of Lake Chaparral, Chaparral Ridge, Chaparral Ravine, and Chaparral Valley. Your CCA is the recognized body that liaises with government officials, expresses resident concerns regarding commercial, 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).

THE DEAD PERIOD

WE KNOW THAT THE CALENDAR HAS CHANGED OVER TIME, BUT DID YOU KNOW THAT BECAUSE THE ROMAN MILITARY WASN'T ACTIVE IN THE COLDEST MONTHS, THEIR CALENDAR ONLY HAD 10 MONTHS WITH FORMAL NAMES. JANUARY AND FEBRUARY WERE REFERRED TO AS THE "DEAD PERIOD".



CCA BOARD OF DIRECTORS

President	Donna Reid	president@chaparralcommunity.com
Vice President	Lynette Javaheri	vp@chaparralcommunity.com
Secretary	Charlene May	secretary@chaparralcommunity.com
Treasurer	Mike Reid	treasurer@chaparralcommunity.com
Director at Large	Anna Ryback	valley@chaparralcommunity.com
Director at Large	Racim Gribaa	lake@chaparralcommunity.com
Director at Large	Anton Ovtchinnikov	membership@chaparralcommunity.com

VOLUNTEERS

Trailblazer Editor	Amy Nogas	editor@chaparralcommunity.com
Website/Memberships	Anton Ovtchinnikov	membership@chaparralcommunity.com
Social Media	Donna Reid	media@chaparralcommunity.com
Community Garden (Chaparral Green Thumbs)	Jolene Ottosen	chaparralgreenthumbs@gmail.com
Chaparral Lake Representative	Racim Gribaa	lake@chaparralcommunity.com
Chaparral Valley Representative	Anna Rybak	valley@chaparralcommunity.com
Chaparral Ridge Representative	This Could Be You!	
Chaparral Ravine Representative	This Could Be You!	
Chaparral Playground Coordinator	Charlene May	secretary@chaparralcommunity.com
Events Coordinator	This Could Be You!	
Local Business Relations	This Could Be You!	
Safe Communities Initiative	This Could Be You!	




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News, Events, & More	Crime Statistics	Real Estate Statistics
		

Saving Your Amaryllis

Contributed by Jolene Ottosen for the Chaparral Green Thumbs

One of my favourite gifts to both give and receive this time of year are amaryllis bulbs. Even those with a brown thumb can produce lovely, showy blossoms with minimal effort from this bulb. My only issue with them is that many people assume they are single-season bulbs and throw them out once the blooms are spent. The reality is that these bulbs can be kept and with just a little tending, can produce flowers over multiple seasons, potentially even increasing the number of blooms over time.

Amaryllis bulbs can be kept and bloom again the following year if you follow a few simple steps. First, cut off the stems once the blooms are spent but leave the leaves and continue to water and fertilize. Over spring and summer, the plant will grow tall leaves, which help it store energy in the bulb. Some people will leave it in a pot, while others will transplant it outdoors. If new leaves form, this is something to get excited about as more leaves equals more blooms.

In August stop watering, let the foliage naturally die off and allow the bulb to dry out completely. If the plant was transplanted outdoors, you will need to repot it for this stage and should take it out of the sunlight. Store the dormant bulb in a cool dark place for at least eight weeks then pot in new soil for five to eight weeks before you want it to bloom again. Unlike some other bulbs, the amaryllis does not need a cooling period, it simply needs time to store energy in the bulb, followed by a dormant period.

Once you are ready, the bulbs only need to be loosely planted with the pointed end up in some potting soil, with about a third of the bulb showing above the soil. Ensure that the pot allows for drainage, as these plants do not like to sit in water. A support stake might be needed later on as these blooms are tall and can be heavy depending on how thick the stem grows.

Once planted the pots should be placed in a bright location and watered sparingly until you see about two inches of growth. At this time, you should begin watering more generously, about once or twice a week and turning periodically to help the stems grow straight.

Blooms should develop within five to eight weeks and will last the longest if kept out of direct sunlight.

Once the blooms are spent, the process can begin again.

Poinsettias

If you decide to keep your poinsettia for next year, be prepared to move it to a darker location with lower light and to start letting it get a little dryer. In the spring, you can bring it back to a brighter location, trim it down to about six inches, and water it well over the summer. In September or October, you need to be careful about the light. Poinsettias will only bloom if they have at least twelve hours of complete darkness each night, which might require covering or moving daily, preferably maintaining a cooler environment at night as well.

If you are interested in more information or curious about upcoming events, email us at chaparralgreenthumbs@gmail.com.



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Happy New Year!

I trust everyone enjoyed a delightful holiday season. The arrival of the New Year marks an opportune moment for introspection and fresh starts. Personally, I find it meaningful to dedicate some time during the holidays to reflect on the past year and establish goals for the upcoming one, centring around my family life, professional endeavours, and engagement in community service.

It is both a privilege and honour for me to assume the position of President for the Chaparral Community Association. Chaparral has been our home since 2008, and our family, comprising four children and three grandchildren, holds a deep commitment to community service. Our involvement started back when the boys were playing in Midnapore Hockey and Cal South Baseball, where Mike took on coaching responsibilities and we served on the Boards, contributing to the growth of community sports.

Over the past three years, I have served on the CCA Board as the social media coordinator, dedicating the past year working on the permanent outdoor rink in Chaparral Valley. The upcoming year promises excitement as we work towards completing the outdoor rink project, introducing additional playground features in the valley park, and organizing regular community events.

I would like to take the opportunity to thank Anton Ovtchinnikov for his service as President together with the outgoing board. A special thanks to Lawrence King who served as our Education Liaison for the past sixteen years.

Thank you to everyone who attended the Murder at the Ugly Christmas Sweater Party this past November at the Windsor Rose, and who came out to get their picture taken by Santa at Chaparral Valley Park!

We are looking forward to our next Murder Mystery Night on February 8.

We consistently welcome more individuals to join us in enhancing our community. A yearly membership is only \$20 per family. Our monthly meetings are held on the second Wednesday of each month. Stay tuned to our website and Facebook for further details. Follow us on Facebook and Instagram at ChaparralCA for the latest updates.

Donna Reid

Chaparral Community Association President



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Happy New Year



JANUARY 2024



CHAPARRAL 2024 HOUSING MARKET REVIEW

*January 1 - December 13, 2023

CHAPARRAL

DETACHED

High | \$1,875,000
 Low | \$485,000
 Avg. | \$696,754
 #Sold | 141
 Avg. days on mkt. | 19

ATTACHED

High | \$690,000
 Low | \$306,600
 Avg. | \$470,628
 #Sold | 44
 Avg. days on mkt. | 16

CONDO

High | \$345,000
 Low | \$223,000
 Avg. | \$285,859
 #Sold | 22
 Avg. days on mkt. | 27

Stats current as of December 13, 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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**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	Sandra Fanson	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	Jeff Saxinger	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



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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
Reduction of operating hours (8:00 pm) from October 9 until green flag is up.

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. Checkout 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 www.lakechap.ca/events for all up-to-date information on upcoming events, programs, and activities.

Ice Fishing Event

January 20, 2024

10:00 am to 4:00 pm

Learn to ice fish with Jasper Outdoors

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?

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. 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 www.devotiondanceworks.com or contact Elizabeth Rieb at 403-828-9675 or elizabeth@devotiondanceworks.com.

Intellidance® Babies (3 to 11 months)

10:00 to 11:00 am

To register, please email intellidance.calgary@gmail.com.

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.

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

\$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 www.myscouts.ca/ca/join.

continued on next page

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 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).

Yoga Strength and Mobility Flow with Jo-Anne Tuesdays | 9:15 to 10:15 am

Build strength inside and out with this vinyasa yoga flow class! We will focus on dynamic movements, combined with body weight postures to enhance your flexibility, to increase your range of motion, and boost energy levels! All levels are welcome - all you need is a yoga mat, water, and props if you have them.

To register, contact Jo-Anne at jowarrack@hotmail.com or 403-312-2710.

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!

2024 is officially here! We'd like to take the time to reflect on 2023 - from projects and events to procedures and programs, we saw an immense amount of growth, community engagement, and change as we strived towards helping bring Lake Chaparral to a new standard and experience for our members and guests.

Our Christmas Craft Fair last month was one for the books, and we can't wait to see what next year brings. Thank you so much to the local vendors and community members that made this event possible - we hope you all enjoyed it!

We would like to wish a Happy New Year to the community, and wish everyone a safe, successful, and joyous 2024!

Best wishes,

Dylan Lock

General Manager

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- 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



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GAMES & PUZZLES

Guess the Sport!

1. This is commonly known as the only sport that has been played on the moon.
2. This incredibly physical two-person activity is considered the world's oldest sport.
3. In this sport, goal posts are painted yellow.
4. In _____, a score of zero is called "love".
5. An elegant show of talent, this is the oldest winter Olympic sport.
6. When you miss three times in a row, it's called a turkey in this sport.



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