

MAY 2024

YOUR OFFICIAL COMMUNITY NEWSLETTER

your CHAPARRAL trailblazer

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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 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



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.

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.

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 Rybak	valley@chaparralcommunity.com
Director at Large	Anton Ovtichnikov	membership@chaparralcommunity.com

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Community Garden (Chaparral Green Thumbs)	Jolene Ottosen	chaparralgreenthumbs@gmail.com
Chaparral Lake Representative	This Could Be You!	
Chaparral Valley Representative	Anna Rybak	valley@chaparralcommunity.com
Chaparral Ridge Representative	This Could Be You!	
Chaparral Ravine Representative	This Could Be You!	
Chaparral Playground Coordinators	Lynette Javaheri Anna Rybak	vp@chaparralcommunity.com valley@chaparralcommunity.com
Events Coordinator	This Could Be You!	
Local Business Relations	This Could Be You!	
Safe Communities Initiative	Anton Ovtichnikov	membership@chaparralcommunity.com

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Starr, Lake Chaparral



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YOUR CITY OF CALGARY

Yard Security: Keep Your Dog Safe

by the City of Calgary

Securing your yard to prevent your dog from escaping is crucial for both your pet's safety and the well-being of your community. Not only does it ensure that your furry friend stays out of harm's way, but it also minimizes the risk of accidents with neighbours.

Here are some measures to safeguard your yard:

- Inspect your yard perimeter for any existing gaps, holes, or weak spots in the fence or barriers. Reinforce these areas by repairing fences, filling in holes, or adding additional barriers like chicken wire or lattice. Ensure that gates are securely closed and consider installing locks or latches.
- Assess potential escape routes such as low-hanging branches or objects near the fence that could be used as leverage for climbing. Remove objects that could assist your dog in scaling the fence.
- Supervise your pet while they're outside and provide ample mental and physical stimulation to deter them from attempting to escape out of boredom or frustration.

Moreover, licensing your dog is not only a legal requirement but also aids in their safe return if they do manage to escape. Proper identification, including tags and microchipping, with current contact information significantly increases the chances of being reunited with your pet as well.

Securing your yard keeps your dog safe and contained and is part of responsible pet ownership. By taking proactive measures to prevent escapes, you're ensuring the well-being of your furry companion and fostering a safer environment for everyone.

Learn more at calgary.ca/petlicences.

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Do you know a young person thinking about suicide?

Skills for Safer Living is a free four-week support group program for youth ages 12-24 with thoughts of suicide and their caregivers.

Learn more: www.suicideinfo.ca/workshops



centre for
suicide prevention

PRESIDENT'S MESSAGE

Spring is in the air!

This month, I wanted to share a bit more about the CCA and how we are involved in our community.

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 with the community the CCA publishes in the *Chaparral Trailblazer*, maintains a website, Facebook, and Instagram pages.

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 new playgrounds at Chaparral Common and Chapalina Crescent, Garbage Bin Wraps, Adopt-a-Rink in the Valley,

Green Thumbs Community Garden, Community Cleanups, advocating for traffic signal lights and crosswalk rapid movement flagship beacons, safe community initiatives, and development permit applications. The CCA has also weighed in on commercial applications including Chaparral Meadows, the Bottle Depot, Telus cell tower, BFI Canada, and Inland Cement.

The CCA hosts several events throughout the year including Murder Mystery Nights, Easter Egg Hunt, Stampede Kick Off Breakfast (co-hosted with the Lake Chaparral Residents Association), End of Summer Bash, Skate with Santa, and Festival of Lights.

The CCA has several pieces of sports equipment that can be used by members including adult and child snowshoes, walking poles, and portable disc golf game.

Monthly board meetings typically take place on the second Wednesday of the month.

Many hands make for light work! If you would like to get involved in the community, please message president@chaparralcommunity.com.

Donna Reid

Chaparral Community Association President

Did you know many of your **PET'S SYMPTOMS** can be managed or alleviated with a species-appropriate diet and supplement regime?*

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MAY MAY 6 | NURSES DAY
 MAY 12 | MOTHER'S DAY
 MAY 20 | VICTORIA DAY



CHAPARRAL 2024 HOUSING MARKET REVIEW

**January 1 - March 31, 2024*

CHAPARRAL

DETACHED

High | \$957,000
 Low | \$556,786
 Avg. | \$732,611
 #Sold | 25
 Avg. days on mkt. | 16

ATTACHED

High | \$640,000
 Low | \$325,500
 Avg. | \$467,107
 #Sold | 13
 Avg. days on mkt. | 16

CONDO

High | \$295,000
 Low | \$295,000
 Avg. | \$295,000
 #Sold | 1
 Avg. days on mkt. | 59

Stats current as of March 31, 2024 @ 11:59 pm. For more detailed market sales information, please contact Team Palmer at 403.836.3018 or info@teampalmer.ca.



61 Sunlake Gardens SE



59 Midvalley Rise SE



142 New Brighton Circle SE



279 Marine Drive SE



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Being Water-Wise This Summer

Contributed by Jolene Ottosen for the Chaparral Green Thumbs

As I write this, I am looking out at a yard covered with a thick layer of March snow. While dealing with icy and snowy roads in late March isn't a treat, this snow brings welcome moisture. Last summer we saw water restrictions in place that asked homeowners to only water their lawns once a week, on specific days correlating to their house number, and banned activities such as washing cars, buildings, or sidewalks. Hand watering (not using a sprinkler system) of gardens and other plants was, however, still allowed. As many expect similar restrictions for the coming summer, this column will look at some general tips to make your yard water-wise, regardless of whether restrictions are in place.

One of the biggest water consumers in your yard is your lawn. The City of Calgary recommends our lawns get an inch of water per week. This can be measured by placing something like a frisbee on the lawn under the path of the sprinkler. Watering should be done during the cooler parts of the day, preferably in the morning, to avoid losing moisture to evaporation. Evening watering also works; however, frequent evening dampness can lead to root fungus for some plants. In Calgary's dry climate, I don't think that is a huge concern, but it is something to consider. Our lawns should also be watered for longer periods, less often, to help promote a deeper root system that will allow the plants to reach for water in dryer periods. Lawns should also be cut no shorter than three inches to help shade the roots from the sun. With other plants, watering by hand is the most economical way to water, either with a hose or a watering can, as you have more control over the water and can get it right where it is needed. Watering longer and less often applies here as well.

Rain barrels are a great investment to conserve water. The city sells basic models for about \$80, and you can buy ones that allow a series of barrels to be connected. Fancier versions can also be purchased at garden supply centres. If you purchase a rain barrel with a faucet, make sure you get a stand as well for you will need the barrel to be elevated to access the spout easily. The higher you raise your barrels, the more pressure you will have. If you are planning to use a hose, you will need the barrels to be quite high to create enough pressure. As rainwater runs off the roof it is not

recommended to use the water for edible plants, although first flush systems can be installed, making the water safer.

Mulch is another powerful tool to fight water evaporation, keeping the water in the ground instead of in the air. At our community garden, we rarely water the plants on the berm now that we have a thick layer of mulch. A two-to-four-inch layer of mulch is recommended, topping it up every few years to account for natural decomposition. As a bonus, mulch also helps prevent weeds and as it decomposes it provides fertilizer for your plants, leading to a stronger, more drought-tolerant root system.

Another way to be water-wise is to plant native species. The prairies are hot and dry so plants native to this area already know how to survive in this climate using only what nature provides. Several nurseries in Calgary and the surrounding area specialize in this type of plant and can give knowledgeable advice on what plants would best meet your needs.

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



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Park Information

Park Hours: 9:00 am to 10:00 pm

Office Hours: Monday to Saturday, 10:00 am to 6:00 pm

Phone: 403-254-4148

Email: info@lakechap.ca

Website: www.lakechap.ca

Facebook: <https://www.facebook.com/lakechapyyc>

Instagram: [@lakechapyyc](https://www.instagram.com/lakechapyyc)

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).

Reminders and Announcements

Lake Fees

The 2024 LCRA Membership Fees will be announced during May – the deadline to pay the fees will be July 1. 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.

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

Safety Flag Reminder

The LCRA closely monitors the safety of the lake/lake ice for use; however, we cannot guarantee the lake/lake ice is free of all risks. Regardless of the status of the Safety Flag (details on status 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.

Monthly Email Communications

The LCRA is working on keeping you informed with our monthly communications. If you are not receiving emails 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.

Upcoming Events

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

2024 LCRA/CCA Stampede Breakfast

Date: Saturday, June 22, 2024

Time: 9:00 am to 12:00 pm

The date for the annual Stampede Breakfast has been set! The LCRA is partnering with the Chaparral Community Association and local volunteers to host this event, which will include a free pancake breakfast, multiple local vendors, a horse and carriage ride, a bouncy house, a farming animal petting corral, live music, and more!

This event will be free and accessible to residents in Lake Chaparral, Chaparral Ridge, and Chaparral Valley. Stay tuned to our social media pages and website for updates.

Drop-In Programs

LCRA Senior Games

Mondays | 12:00 to 3:00 pm

Attention all seniors! Come out to socialize with your neighbours 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.

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).

continued on next page

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 the General Manager

Hello Lake Chaparral!

Hope you all are enjoying the spring weather – we’re gearing up for a fun-filled summer season to start next month!

In association with our successful application to the Tree Canada Community Tree Grants program, we’ll be installing some new trees along the beach area. This will not only provide more shade options once grown, but also help to diversify and stimulate our lake and park ecosystems.

The 2024 LCRA Membership Fees will be announced in May via the email(s) associated with your account – if you don’t have an email on file with us, please give us a call or send an email and we’ll help set you up!

Best wishes,

Dylan Lock

General Manager

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



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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	David Butler	bod@lakechap.ca
Director at Large	Roger Planden	bod@lakechap.ca
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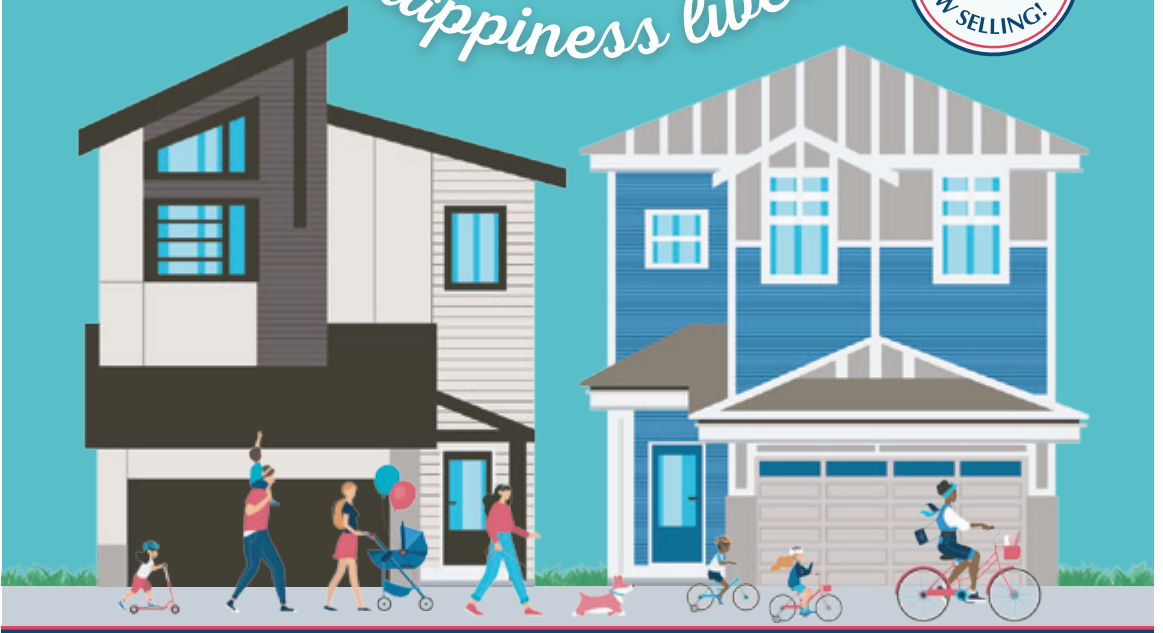
LAKE CHAPARRAL RESIDENTS' ASSOCIATION MANAGEMENT (NOT AFFILIATED WITH THE CCA)

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

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CHAPARRAL 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.

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CHAPARRAL COMMUNITY REAL ESTATE ACTIVITY

	Properties Listed	Properties Sold	Median Listed Price	Median Sold Price
March 24	19	15	\$675,000	\$680,000
February 24	15	11	\$590,000	\$615,500
January 24	11	13	\$675,000	\$645,000
December 23	5	9	\$599,900	\$608,000
November 23	16	16	\$694,400	\$685,000
October 23	13	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

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