

NOVEMBER 2024

YOUR OFFICIAL COMMUNITY NEWSLETTER

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*Cloud Reflections on Waves at Chaparral Lake by Abigail Zhang*



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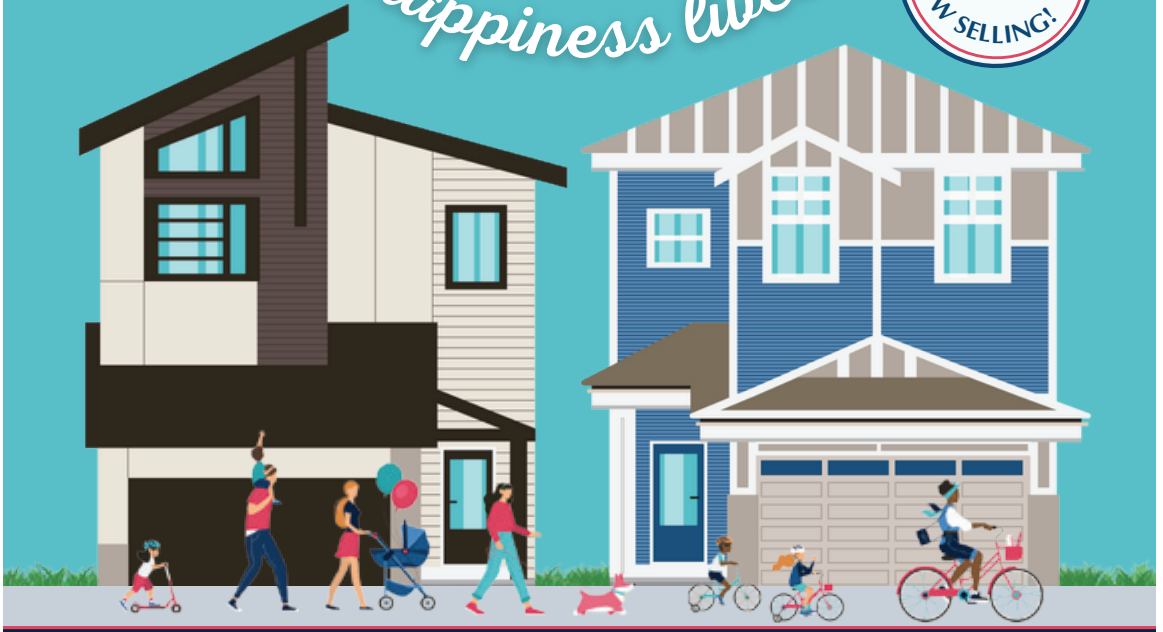
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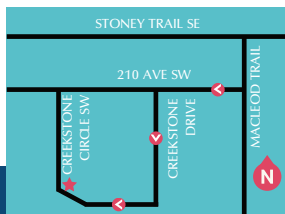
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# CHAPARRAL COMMUNITY ASSOCIATION MEMBERSHIP

To purchase your \$20 membership, please visit [www.chaparralcommunity.com](http://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](http://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).



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## CHAPARRAL COMMUNITY REAL ESTATE ACTIVITY

	Properties Listed	Properties Sold	Median Listed Price	Median Sold Price
September 24	16	14	\$564,450	\$562,000
August 24	27	17	\$575,000	\$600,500
July 24	17	20	\$694,789	\$682,500
June 24	20	24	\$709,950	\$732,500
May 24	27	24	\$689,500	\$693,750
April 24	31	27	\$675,000	\$668,500
March 24	17	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

To view more detailed information that comprises the above MLS averages, please visit [chap.mycalgary.com](http://chap.mycalgary.com)

## 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	Hayden Rombough	director@chaparralcommunity.com
Director at Large	Anna Rybak	valley@chaparralcommunity.com
Director at Large	Anton Ovtichnikov	membership@chaparralcommunity.com

## VOLUNTEERS

Trailblazer Editor	Daisy Zhuang	editor@chaparralcommunity.com
Website/Memberships	Anton Ovtichnikov	membership@chaparralcommunity.com
Social Media	Donna Reid	media@chaparralcommunity.com
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

## CONNECT WITH THE CHAPARRAL COMMUNITY ASSOCIATION

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

**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.

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**News, Events,  
& More**



**Crime  
Statistics**



**Real Estate  
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# PRESIDENT'S MESSAGE

Happy November

As we head into November, let's take a moment on November 11 to remember all those who have fought for our freedoms.

## **Don't Forget to Change Your Clocks!**

Daylight Savings ends on Sunday, November 2, 2024.

## **Annual General Meeting**

Join us on Wednesday, November 6, 2024, at 7:30 pm.

Location: Cardel Rec Centre, Oilers Room, 333 Shawville Blvd SE

Remember: Any resident of the Chaparral community (Lake, Ridge, Ravine, and Valley) can attend. However, only CCA membership holders can vote. You can purchase a membership at [www.chaparralcommunity.com](http://www.chaparralcommunity.com).

## **Did You Know?**

The Chaparral Community Association (CCA) is a volunteer organization that focuses on beautification and events in our community! Some of the amazing things we've done include:

- Building new playgrounds
- Creating community gardens
- Hosting community cleanups
- Adopt-a-Rink
- Organizing the End of Summer Bash in Chaparral Valley
- Putting together the Stampede Breakfast

We represent the communities of Lake Chaparral, Chaparral Ridge, Chaparral Valley, and Chaparral Ravine.

As the saying goes, "many hands make light work". We're looking for a few volunteers to join us! This is a great way to get involved in your community and make a difference. The more volunteers we have, the more fantastic things we can do!

## **Volunteer Opportunities:**

- Events Coordinator
- Social Media Coordinator
- Athletic Director
- Chaparral Ridge Representative
- Chaparral Ravine Representative
- Chaparral Lake Representative
- Community Cleanup Coordinator
- Block Party Coordinator

## **Sin City Slayer Murder Mystery Night**

Join us on Thursday, November 21, 2024, at 6:30 pm.

Las Vegas is buzzing with excitement for the most eagerly awaited VIP party at The Cosmo Casino and Resort! Celebrities, the media, and a few lucky locals will be in attendance. But beware - the city is on edge due to a serial killer known as the Sin City Slayer, who targets VIP events. Will your night of glitz and glamour be interrupted by danger?

## **Tickets:**

- \$45 for General Admission
- \$35 for Chaparral Community Association Members
- Includes appetizers

As this event will be held at The Hideout, it's for ages 18+ only. Your character assignment will be emailed the week before the event. Follow the CCA Facebook page to order your tickets!



## **Sports Equipment for Members**

Did you know the CCA has sports equipment available for members? We have adult and child snowshoes, walking poles, and a portable disc golf set! Contact us to sign out equipment.

## **Get Involved!**

Our monthly board meetings take place on the second Wednesday of each month. If you'd like to volunteer or get involved in the community, email [president@chaparralcommunity.com](mailto:president@chaparralcommunity.com).

*Donna Reid*

Chaparral Community Association President



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# NOVEMBER

NOVEMBER 3 | DAYLIGHT SAVING ENDS  
NOVEMBER 11 | REMEMBRANCE DAY  
NOVEMBER 26 | NATIONAL CAKE DAY



## CHAPARRAL 2024 HOUSING MARKET REVIEW

*\*January 1 - September 30, 2024*

CHAPARRAL	<u>DETACHED</u>		<u>ATTACHED</u>		<u>CONDO</u>	
	High	\$2,955,000	High	\$665,000	High	\$387,500
	Low	\$556,786	Low	\$325,000	Low	\$295,000
	Avg.	\$786,413	Avg.	\$486,863	Avg.	\$340,833
	#Sold	9	#Sold	40	#Sold	16
	Avg. days on mkt.   18		Avg. days on mkt.   13		Avg. days on mkt.   20	

Stats current as of September 30, 2024 @ 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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## Indoor Bulbs to Brighten the Season

*Contributed by Jolene Ottosen for the Chaparral Green Thumbs*

When it comes to plant-based Christmas decorations, Christmas trees, poinsettias, and perhaps even yule logs likely come to mind first. While these—especially Christmas trees—tend to take centre stage, don't overlook the charm of seasonal bulbs. If started now, these bulbs can make a beautiful addition to your holiday décor.

### Paperwhites

A close relative of the daffodil, paperwhites are perfect for those looking for blooms that require minimal effort. Kits containing bulbs and pots are often available this time of year. While the provided pots are typically plastic, some more durable than others, you can always place the plastic pot inside something more decorative.

Once planted, bulbs should be kept in a cool, dark space—around 18°C—for a few weeks to allow the roots to develop, although many kits bypass this step. After about four to six weeks, tall stems will shoot up, followed by delicate white blooms. Some kits suggest you can transplant them outdoors in the spring, but in our cold climate, paperwhites won't survive the winter.

These plants typically grow to 12 to 18 inches and can become droopy. A trick to prevent this is to water them with a 5% alcohol solution (mix one part clear 40% alcohol with seven parts water). This is said to allow the flowers to bloom fully while reducing their height by about one-third. However, I have not personally tried this method.

### Amaryllis

Amaryllis is another seasonal favourite, known for its dramatic, lily-like blooms, often in vibrant red. Bulb kits are widely available and, like paperwhites, do not require a cooling period. If you buy bulbs separately, plant them with the pointed end up, leaving about one-third of the bulb exposed above the soil. Ensure the pot has proper drainage, as these plants dislike sitting in water. Tall blooms may require support as they can be quite heavy.

Place the potted bulb in a bright location and water sparingly until about two inches of growth appears. After that, increase watering to about once or twice a week. Turn the pot periodically to ensure straight

growth. Blooms should appear within five to eight weeks and last longest when kept out of direct sunlight.

To enjoy amaryllis blooms again next year, follow these simple steps: after the blooms have faded, cut off the stems, but continue watering and fertilizing the plant. Throughout spring and summer, the plant will grow long leaves that store energy in the bulb. In August, stop watering and allow the foliage to die back naturally. Store the dried bulb in a cool, dark place for at least eight weeks before replanting in fresh soil.

For an even simpler option, waxed amaryllis bulbs don't need soil or water. They look striking and are perfect for low-maintenance décor, though they're a one-time bloom. Some people have had success removing the wax after the bloom and saving the bulb for reuse.

There are many other ways to incorporate plants into your holiday décor, from succulent wreaths to Christmas cacti. Whatever your preference, now is the perfect time to start planning!

For more information or details on upcoming events, email us at [chaparralgreenthumbs@gmail.com](mailto:chaparralgreenthumbs@gmail.com).



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## Park Information

Park Hours: 9:00 am to 8:00 pm

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

Phone: 403-254-4148

Email: [info@lakechap.ca](mailto:info@lakechap.ca)

Website: [www.lakechap.ca](http://www.lakechap.ca)

Facebook: [www.facebook.com/lakechapyyc](http://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, seasonal off-peak months, 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

### Membership Fees

The 2024 LCRA Membership Fees were announced in May – the deadline to pay the fees was 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. All outstanding accounts are subject to interest and 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](mailto: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](http://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 aims to keep members informed with our monthly communications emails. 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](mailto:info@lakechap.ca) and we will be happy to update your account.

## Upcoming Events

Please visit [www.lakechap.ca/events](http://www.lakechap.ca/events) for all up-to-date information on upcoming events, programs, and activities.

### Christmas Craft Fair

**Date: Saturday, November 23, 2024**

**Time: 10:00 am to 4:00 pm**

The LCRA Christmas Craft Fair is back for a third year! Come by the lake house and function room to see a range of local vendors – unique gifts, ceramics, ornaments, art, and more!

This event is open to the public for a \$5 entry fee. Members and their guests receive free admission.

### LCRA 30th Anniversary

**Date: Monday, November 25, 2024**

**Time 6:30 to 8:30 pm**

Come down to the lake house for the official unveiling of all the renovations thanks to the funding received from the Community Facility Enhancement Program (Government of Alberta), as well as to commemorate the LCRA 30th Anniversary with a Time Capsule installation! The new mural, designed by Krystelle with Krystelle Creations, will also be officially unveiled at this event!

More information to come, stay tuned to our website and social media for details.

## 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, 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?

## Registered Programs

*Registration for the following programs are done with the individual 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](http://www.devotiondanceworks.com) or contact Elizabeth Rieb at 403-828-9675 or [elizabeth@devotiondanceworks.com](mailto:elizabeth@devotiondanceworks.com).

## Intelligence® Babies (3 to 11 months)

10:00 to 11:00 am

To register, please email [intelligence.calgary@gmail.com](mailto:intelligence.calgary@gmail.com).

Non-Residents Welcome

Fridays

Come sing, dance, and have fun with your little ones! Intelligence® 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 Intelligence® Method, visit [www.intelligence.com](http://www.intelligence.com).

## Cutting Edge Kung Fu

Non-residents welcome

The Wellness Dojo's Little Ninjas Kung Fu Class for ages 4 to 7.

Located at Lake Chaparral. Every Saturday from 9:15 to 10:15 am.

\$90 per month

Visit [wellnessdojo.ca/martial-arts](http://wellnessdojo.ca/martial-arts) or contact Sifu Kyle at [cuttingedgekf@gmail.com](mailto:cuttingedgekf@gmail.com).

This class is aimed to start teaching structure, discipline, and respect while having fun learning the basics of Kung Fu!

## 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 engaging youth in a safe, youth-led, adventurous program of a wide variety of indoor and outdoor activities. A big thank you for supporting our programs through our many fundraising efforts.

Beavers (ages 5 to 7) – Tuesdays, 6:30 to 7:30 pm

Cubs (ages 8 to 10) – Mondays, 6:45 to 8:15 pm

Scouts (ages 11 to 14) – Wednesdays, 6:30 to 8:00 pm

Ventures (ages 15 to 17) – Wednesdays, 6:30 to 9:00 pm

Please visit [www.scouts.ca](http://www.scouts.ca) for more information.

## Yin Yang Yoga

Non-residents welcome

Tuesdays, 9:30 to 10:30 am

A well-rounded practice to find balance and harmony, engaging your body and mind.

\$140 for seven classes or \$25 drop-in.

For beginners and those who wish to deepen their practice. Yin yoga stimulates and stretches the body's fascia, soothes the nervous system, and relaxes the mind. The Yang part of the practice invigorates, builds strength and stamina.

To register and learn more, email [alina.meetyourselfyoga@gmail.com](mailto:alina.meetyourselfyoga@gmail.com).

## Return to Neutral

Non-residents welcome

Wednesdays, 9:30 to 10:20 am

Mat Pilates classes, geared to restore mobility in joints, improve posture, ease pain, improve flexibility, and improve strength.

Courses run once per week. Price is \$110 for a six-week session or \$25 for one drop-in pass.

Visit <https://www.return2neutral.com/> for more information.

## Margo Sutter Yoga – Chair Yoga

Non-residents welcome

Wednesdays, 12:30 to 1:30 pm

*continued on next page*

## THE LCRA TODAY - CONTINUED

Making the health benefits of yoga available to everybody. Accessible sequences to build strength, flexibility, and inner calm.

Registered session: \$60. Drop-in: \$18

Email Margo for more information at [margo.sutter@gmail.com](mailto:margo.sutter@gmail.com).

### Art Classes – Krystelle Creations

First Friday of every month – starting on November 1.

Fridays, 7:00 to 9:00 pm

Please visit our website for more information.

### LCRA Board of Directors

Our Lake Chaparral Residents Association Board of Directors maintains an email address at [bod@lakechap.ca](mailto: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](mailto:info@lakechap.ca).

### Message from the General Manager

Hello Lake Chaparral!

We're excited to announce that the LCRA is celebrating its 30th anniversary this year! Officially incorporated on November 25, 1994, we're marking this milestone with a small special event on the same day. The celebration will include the installation of a time capsule and the unveiling of a brand-new mural!

The time capsule is set to be opened in 2044, at our 50th anniversary – just 20 years from now. If you have suggestions for items to include, or if you'd like to share your stories from the past three decades, we'd love to hear from you! Please send us an email with your ideas.

As we head into the colder months, we're starting to see the first signs of ice forming on the lake! Stay tuned to our website and social media pages for the announcement of the green flag. Until then, please remember to stay off the ice for your safety.

Best wishes,

*Dylan Lock*

General Manager



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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
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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)

General Inquiries	LCRA Guest Services	info@lakechap.ca
Office Manager	Linda Milot	office@lakechap.ca (for HOA-related inquiries)
General Manager	Dylan Lock	



### Fall Savings Event in Hudson! \$50,000\* in savings or 2.99%\* exclusive interest rate on move-in ready homes!

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[crystalcreekhomes.ca](http://crystalcreekhomes.ca)

#### GET IN TOUCH:

144 Creekstone Hill SW  
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\*See sales centre for details.



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