

JANUARY 2025

YOUR OFFICIAL COMMUNITY NEWSLETTER

your **CHAPARRAL** trailblazer

BRINGING CHAPARRAL RESIDENTS TOGETHER

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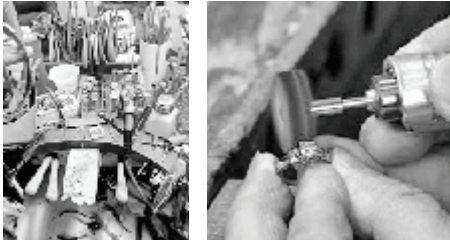
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YOUR COMMUNITY ASSOCIATION



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).

Puppet Master

What do Yoda, Cookie Monster, and Miss Piggy have in common? They were all brought to life by the legendary puppeteer Frank Oz! From a wise Jedi Master to a cookie-loving monster and a diva pig, Oz's incredible talent made these characters unforgettable.



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CHAPARRAL COMMUNITY REAL ESTATE ACTIVITY

	Properties Listed	Properties Sold	Median Listed Price	Median Sold Price
November 24	16	10	\$767,400	\$758,500
October 24	14	14	\$724,450	\$717,000
September 24	14	14	\$564,450	\$562,000
August 24	26	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

To view more detailed information that comprises the above MLS averages, please visit 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
Director at Large	Gustavo Barcelos	

VOLUNTEERS

Trailblazer Editor	Daisy Zhuang	editor@chaparralcommunity.com
Website/Memberships	Anton Ovtichnikov	membership@chaparralcommunity.com
Social Media	Anna Rybak	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	vp@chaparralcommunity.com
	Anna Rybak	valley@chaparralcommunity.com
	Hayden Rombough	director@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

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  Find us on Facebook @chaparralca

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PRESIDENT'S MESSAGE

Happy New Year!

I hope everyone had a joyful and relaxing holiday season. The start of the New Year is a wonderful time for reflection and new beginnings. During the holidays, I took some time to reflect on the past year and set goals for the year ahead, focusing on my family, career, and commitment to community service.

We feel so fortunate to live in such an amazing community! As we welcome the New Year, we are looking for passionate volunteers to help make Chaparral even better.

Here are some positions we're looking to fill:

Chaparral Ravine Coordinator

Attend monthly meetings to discuss updates in your area and bring forward ideas to enhance our community.

Event Coordinator

Assist in organizing and planning exciting events throughout the year, such as the Easter Egg Hunt, Stampede Breakfast, End-of-Summer Bash, Santa Days, and Murder Mystery Parties.

Chaparral Community Cleanup Coordinator

Help coordinate our community cleanup initiatives, including picking up litter in Chaparral and working with the City of Calgary for a comprehensive cleanup. This event features City of Calgary garbage trucks, metal recycling, and electronics recycling.

If you're interested in joining us to make a difference, please let us know at president@chaparralcommunity.com! Many hands make light work!

A yearly membership is only \$20 per family. Stay connected by visiting our website and following us on Facebook and Instagram at ChaparralCA for the latest updates.

Donna Reid

Chaparral Community Association President



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How to Be a Great Communicator

by Nancy Bergeron, R. Psych. | info@nancybergeron.ca



Just because we speak and understand the same language doesn't necessarily mean we are good communicators. One of the most common reasons couples seek my services is to learn better ways to communicate. The list below is for anyone who would like to hone their own skills.

Let's Start with Some Bad Habits in Communication:

1. Interrupting – This can make it seem like you don't care what the other person is saying. Yes, sometimes I get excited and blurt things out but it's important to acknowledge the other and be respectful to allow them to continue. This can also be an issue if you are neurodivergent, and the speaker doesn't know this.

2. Story-Topping – This can shift the conversation from connection to competition.

3. Bright-Siding – Always encouraging others to be positive or look on the bright-side can be invalidating. Toxic positivity is a thing, allow others to feel what they are feeling.

4. Being Right – The conversation becomes a debate or about being right. Try to listen to understand the other's point of view... you might learn something new.

5. Being All-Knowing – Explaining information without being asked for your expertise. This can sometimes make you look like a know-it-all.

6. Advising – Sometimes people just want empathy or just to be heard. They didn't ask for your advice. Do not offer it unsolicited. This can also be seen a boundary violation.

Here Are Some Habits of Good Communicators:

1. They create conversational safety free from judgement, fault finding, or rejection. Just be there to listen.

2. They validate other people's feelings with statements like; that makes sense, of course, or I get that. It doesn't mean you have to feel the same way, but you are showing that how they feel is valid.

3. They follow their natural curiosity by asking questions that show interest and seeking to know more. Nothing feels better than someone showing interest in what you have to say or wanting to get to know you better.

4. They listen with their whole body by being fully present while listening; not looking around or looking at their phone and are giving non-verbal cues that they are fully engaged such as eye contact and facing the speaker.

5. They hear what's beneath the words by reading the speaker's body language, tone of voice, and facial expressions. This is an art form of attuning to another.

Happy New Year



JANUARY 2025



CHAPARRAL 2024 HOUSING MARKET YEAR IN REVIEW

*January 1 - December 1, 2024

CHAPARRAL

DETACHED

High | \$2,955,000
 Low | \$556,786
 Avg. | \$791,598
 #Sold | 129
 Avg. days on mkt. | 20

ATTACHED

High | \$665,000
 Low | \$325,500
 Avg. | \$484,793
 #Sold | 44
 Avg. days on mkt. | 14

CONDO

High | \$387,500
 Low | \$295,000
 Avg. | \$340,531
 #Sold | 16
 Avg. days on mkt. | 19

Stats current as of December 1, 2024 @ 11:59 pm. For more detailed market sales information, please contact Team Palmer at 403.836.3018 or info@teampalmer.ca.

SOLD



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Calgary's Garden Zone

Contributed by Jolene Ottosen for the Chaparral Green Thumbs

If you're shopping for plants or seeds, you may have noticed a zone range listed on the tag or packaging. This range indicates the plant's hardiness and the climates where it will thrive.

Since the 1960s, Canada has been divided into eight hardiness zones, determined by seven climatic factors: minimum winter temperatures, length of the frost-free period, summer rainfall, maximum temperatures, snow cover, January rainfall, and maximum wind speed. The harshest climates in the far north are classified as Zone 0, while the mildest climates in Vancouver and Victoria fall under Zone 8. Each zone is further divided into sub-zones "a" and "b". Microclimates caused by factors like elevation changes or wind exposure can create variations within these zones.

This system is similar to the one used in the United States, though the American system considers only annual extreme minimum temperatures. While the U.S. has updated its calculations for zones, Canada has not followed suit.

In 2014, Canada's hardiness zones were updated using data from 1981–2010 collected at 104 test stations across the country. These updates added a ninth zone to the system and revealed significant shifts. Zones in western Canada increased by one to three levels, while eastern zones generally increased by one. The area covered by Zones 3 and 4 expanded by about 200%, and most regions now enjoy an average of eleven additional frost-free days compared to 50 years ago. In Calgary, we average 114 to 117 frost-free days annually.

Traditionally, Calgary was classified as Zone 3a or 3b, depending on the source. Today, most of the city is considered Zone 4a. Southeast Calgary is especially hospitable to plants compared to higher elevations in the west and northwest, including areas along the Bow River Valley.

What does this mean for Calgary gardens? Hardiness zones are a helpful guideline when selecting plants. Living in Zone 4 means that Zone 3 perennials should

thrive, most Zone 4 plants will also do well, and some Zone 5 plants might survive under favourable conditions. Plants classified as Zone 6 or higher would likely be annuals unless moved indoors for winter. Lower-zoned plants may also grow here but could struggle due to Calgary's unpredictable winters, with Chinook thaws followed by -30°C cold snaps.

As the climate changes, so do Calgary's gardens. Plants once thought impossible to grow here, like certain Japanese maple varieties, are now viable. Gardeners are also succeeding with pears, large apples, grapes, and hydrangeas. So, the next time you plan your garden, consider experimenting with something new—you may be pleasantly surprised by the results!

For more information or details on upcoming events, email us at chaparralgreenthumbs@gmail.com.



Word of the Month

Cynosure: noun (SIGH-noh-syoor)
A center of attraction or attention.

The bride was the cynosure of all eyes at the wedding.



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: 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 2024/25 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.

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 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 and we will be happy to update your account.

Upcoming Events

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

Learn to Fish with Jasper Outdoors

Date: Saturday, January 25, 2025

Time: 10:00 am to 4:00 pm

Come out to enjoy ice fishing with the pros! No experience necessary.

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 4.5)
- 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.

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 or contact Sifu Kyle at 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, who are 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 go to: <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 training and adventure; you provide the enthusiasm.

Our program is funded by fundraising. If you have extra bottles you would like to donate, please go to the Walden Bottle Depot, 19618 Walden Blvd, and request to donate to the 251st Chaparral Scouts - Sarah account.

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

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 www.return2neutral.com/ for more information.

Margo Sutter Yoga – Chair Yoga

Non-residents welcome

Wednesdays, 12:30 to 1:30 pm

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.

Zumba with Feel Good Fitness CGY

Non-residents welcome

Thursdays, 7:15 to 8:15 pm

A Zumba class for every BODY.

Have fun and get sweaty dancing to an upbeat mix of Latin, and pop rhythms. No experience is necessary, and everyone is welcome. Drop-ins welcome – e-transfer or cash, \$10 per class.

For more information, visit the Feel Good Fitness CGY Facebook page at <https://www.facebook.com/share/g/1A6pQwr28x/?mibextid=K35XfP>.

continued on next page

First Friday Adult Art Workshop LCRA

Hosted by Krystelle Creations at Lake Chaparral.

Date: January 3, 2025

Time: 6:00 to 8:00 pm

Where: Lake Chaparral Residents Association

Cost: TBD

Last Thursday Art Classes LCRA

Hosted by Krystelle Creations at Lake Chaparral

Date: January 30, 2025

Time: 7:00 to 8:00 pm

Where: Lake Chaparral Residents Association

Cost: TBD

Limited spots available! Reserve yours today on the Lake Chaparral Residents Association website or contact us at krystelle.creations@gmail.com.

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 Residents,

Happy New Year and welcome to 2025! We hope you all had a joyous holiday season and are returning feeling refreshed, recharged, and ready to embrace the opportunities of the year ahead.

As January is statistically the coldest month in Canada, we encourage everyone to dress warmly, stay safe on icy patches, and take advantage of the Lakehouse or Warming Hut for cozy breaks.

Our lake rinks and Top Pad are now open and ready for use. We look forward to seeing you out on the ice—whether you're skating, playing hockey, or simply enjoying the winter wonderland.

Wishing you a wonderful start to the new year,

Dylan Lock

General Manager

Cats, Canines, & Critters of Calgary



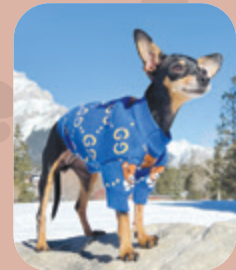
Bear, *Palliser*



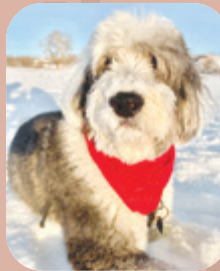
Buster, *Hamptons*



Lizzy, *Huntington Hills*



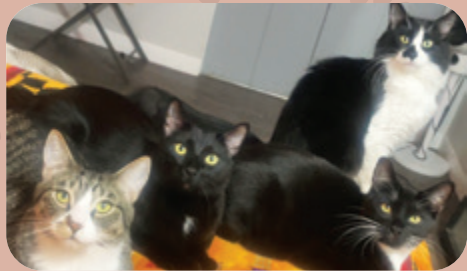
Mirabella,
Lower Mount Royal



Poupie, *Deer Run*



Toby, *Douglasdale*



Luka, Kiba, Shinji, and Von, *Shawnessy*

To have your pet featured, email news@mycalgary.com

**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	David Butler	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)

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



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SUDOKU

8						6		
7	5						1	8
		3			4	5	9	
1				8				
9			4	6	5			
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4	2	9	7			3		
3	7			4			5	6
5		6						4

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