

MAY 2025

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Director at Large	Anton Ovtichnnikov	membership@chaparralcommunity.com
Director at Large	Gustavo Barcelos	director2@chaparralcommunity.com

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Chaparral Ridge Representative	This Could Be You!	
Chaparral Ravine Representative	This Could Be You!	
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	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 Ovtichnnikov	membership@chaparralcommunity.com

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CHAPARRAL COMMUNITY REAL ESTATE ACTIVITY

	Properties Listed	Properties Sold	Median Listed Price	Median Sold Price
March 25	21	16	\$664,900	\$666,250
February 25	25	19	\$669,000	\$682,000
January 25	12	8	\$682,450	\$675,000
December 24	8	15	\$649,900	\$662,000
November 24	14	10	\$767,400	\$758,500
October 24	13	14	\$724,450	\$717,000
September 24	13	14	\$564,450	\$562,000
August 24	25	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

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

PRESIDENT'S MESSAGE

Spring Has Sprung!

As we welcome the warmth and renewal of spring, it's the perfect time to highlight the many ways the Chaparral Community Association (CCA) is working to make our neighbourhood a better place for everyone.

The CCA is a volunteer-driven organization proudly representing the residents of Lake Chaparral, Chaparral Ridge, Chaparral Ravine, and Chaparral Valley. Acting as your community's voice, we collaborate with government officials to address concerns related to land development, education, transportation, environment, and infrastructure. We also support local sports, social gatherings, and community-based programs.

We love staying connected with you through the *Chaparral Trailblazer*, our website, and our active Facebook page.

We encourage all residents to become CCA members and attend our monthly meetings whenever possible. Your involvement plays a vital role in shaping the future of our community!

What Has the CCA Done for You?

Over the years, the CCA has worked hard to enhance life in Chaparral by:

- Building new playgrounds at Chaparral Common and Chapalina Crescent.
- Creating garbage bin wraps to beautify our streets.
- Sponsoring the Adopt-a-Rink program in Chaparral Valley.
- Establishing the Green Thumbs Community Garden.
- Organizing annual Community Clean-Ups.
- Advocating for traffic signal lights, crosswalk beacons, and other safety improvements.
- Reviewing key development permits and applications, such as Chaparral Meadows, the Bottle Depot, the Telus cell tower, BFI Canada, and Inland Cement.

Fun Community Events

We host several exciting events throughout the year to bring neighbours together, 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
- Festival of Lights

Sports Equipment for Members

Did you know CCA members can borrow a variety of sports gear for outdoor fun?

We offer:

- Adult and child snowshoes
- Walking poles
- A portable disc golf set

Join Us!

We hold our monthly board meetings on the second Wednesday of each month. Many hands make light work, and we'd love to see more residents involved!

If you're interested in volunteering or have any questions, please contact us at president@chaparralcommunity.com.

Let's continue building a vibrant, engaged, and connected community—together!

Donna Reid

Chaparral Community Association President



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MAY

MAY 6 | NATIONAL NURSE DAY
MAY 19 | VICTORIA DAY
MAY 20 | WORLD BEE DAY



CHAPARRAL 2025 HOUSING MARKET REVIEW

**January 1 - March 31, 2025*

CHAPARRAL

DETACHED

High | \$1,960,000
Low | \$605,000
Avg. | \$763,640
#Sold | 30
Avg. days on mkt. | 27

ATTACHED

High | \$660,000
Low | \$379,000
Avg. | \$483,043
#Sold | 12
Avg. days on mkt. | 17

CONDO

High | \$285,000
Low | \$285,000
Avg. | \$285,000
#Sold | 1
Avg. days on mkt. | 12

Stats current as of March 31, 2025 @ 11:59 pm. For more detailed market sales information, please contact Team Palmer at 403.836.3018 or info@teampalmer.ca.

SOLD



211 Deermont Court SE

SOLD



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SAFE AND SOUND

Window and Balcony Safety

by Alberta Health Services

With the return of warmer weather, Emergency Medical Services (EMS) would like to remind parents and caregivers of an often-overlooked hazard in the home – access to open windows. Every year, paramedics respond to emergencies where a child has fallen from an open window, often from the second floor. These can be avoided by following safety measures. Take the time to assess potential hazards in your home before a preventable fall occurs.

Windows and Screens

- Prevent access to windows by moving furniture such as cribs, beds, stools, and change tables out from under them.
- Keep drapery cords out of children's reach. Wrap excess cord around cleats or tie-downs to avoid a choking hazard.
- Remember, screens are not safety devices. They are designed to keep bugs out, not children in.

Balconies

- Do not underestimate a child's ability to climb. Furniture and other items stored on balconies and decks can be used to climb resulting in falls over the railing.
- Ensure that your balcony railings are not more than 10 cm (4 inch) apart. This will eliminate access between the vertical bars of a balcony or deck.

Further Prevention Tips

- Toddlers and preschoolers are at highest risk of falling from a window or balcony, but it may happen at any age.
- Direct supervision of children is the single most effective way to prevent falls from windows and balconies.
- Install safety devices which limit the distance in which a window can open to a maximum of 10 cm (4 inches).
- Ensure the safety device can be released quickly, so the window can be used for escape in case of emergency.
- Consider purchasing a portable air conditioner, which will enable windows to stay closed and secure.

EMS is proud to be a member of the Partners Promoting Window and Balcony Safety. Take time to assess your home for window and balcony hazards and eliminate the risks before a preventable fall occurs.



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News, Events,
& More



Crime
Statistics



Real Estate
Statistics



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/lakechappyyc

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

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 2025-26 LCRA Membership Fees will be announced end of May – the deadline to pay the fees is 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 lakechap.ca/events for all up-to-date information on upcoming events, programs, and activities.

Summer Camps

Please visit lakechap.ca/summer-camps/ for all up-to-date camps available this summer.

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: 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, 9:15 to 10:15 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 facebook.com/share/g/1A6pQwr28x/?mibextid=K35XfP.

First Friday Art Creations - Adult

Date: May 2, 2025

Time: 5:30 to 7:30 pm

Where: Upstairs – Main Room

Cost: TBD

continued on next page

THE LCRA TODAY - CONTINUED

Last Tuesday "Big and Little Creations"

Date: May 27, 2025

Time: 4:30 to 5:30 pm

Where: Function Room

Cost: TBD

At Krystelle Creations, we bring people together through fun, creative art workshops that inspire connection and self-expression. Led by artist and educator Krystelle Celestino Wurtz, our events are designed to nurture your creativity and help you tell your story through art.

Join us to make meaningful connections and create something beautiful! Limited spots are available – please visit the LCRA website for more details or send an email to 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 everyone,

As we bid farewell to April, we look ahead to May—bringing sunshine, longer days, and the vibrant colours of spring!

May is also the time when our annual membership fees are issued. Please watch your inbox for details. Payments can be made online by credit card or in person at the office using debit, cheque, or exact cash.

Fun Fact: Did you know that in some ancient cultures, May marked the beginning of summer? The Romans celebrated Floralia, a festival honouring Flora, the goddess of flowers and spring. Even today, May symbolizes growth and renewal—making it the perfect time to plant new beginnings, whether in your garden or in our community.

Best wishes,

Dylan Lock

General Manager

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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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GAMES & PUZZLES

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1. This video game was developed and published by Atari in 1972, making it one of the earliest and most well-known video games.
2. With over 300 million copies sold, this is the best-selling video game of all time.
3. Physicist William Higinbotham created the very first game called _____; and no, it's not what you think!
4. A video game classic, the character of Mario was originally called _____.
5. Beginning as a joke, this 1999 Nintendo 64 game included an unlikely rap about its main characters.
6. The Stalfos are the only enemy creatures to appear in every edition of this video game since its creation.



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