

SEPTEMBER 2025

YOUR OFFICIAL COMMUNITY NEWSLETTER

your **CHAPARRAL** trailblazer

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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 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 Ovtichnnikov	membership@chaparralcommunity.com

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PRESIDENT'S MESSAGE

Hello Neighbours,

It was wonderful to see so many of you at the Stampede Kick-Off Pancake Breakfast, co-hosted with the Lake Chaparral Residents Association! Thankfully, the weather cooperated, and we enjoyed delicious pancakes, fun games, horse rides, and the always popular petting zoo.

Looking ahead, we're excited to host our End of Summer Bash at Chaparral Valley Square Park (next to the Outdoor Rink) on Saturday, September 6 from 1:00 to 3:00 pm. Mark your calendars and follow us on Facebook for the latest updates and event details!

Throughout the year, the CCA organizes a variety of events to bring our community together, including:

- Murder Mystery Nights
- Easter Egg Hunt
- Stampede Pancake Breakfast
- End of Summer Bash
- Skate with Santa
- Festival of Lights

We're currently looking for a volunteer Events Coordinator to help plan and deliver these fun filled activities. If you're interested in getting involved, please reach out—we'd love to have you on board!

Did You Know?

CCA members can borrow sports equipment, including adult and child snowshoes, walking poles, and a portable disc golf set. Contact us if you'd like to sign something out.

Our monthly board meetings are usually held on the second Wednesday of each month. The next meeting will take place in September—we'd love to see you there!

As always, many hands make light work. If you'd like to help out or learn more, please contact me at president@chaparralcommunity.com.

Warm regards,

Donna Reid

Chaparral Community Association President





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CHAPARRAL COMMUNITY REAL ESTATE ACTIVITY

	Properties Listed	Properties Sold	Median Listed Price	Median Sold Price
July 25	24	20	\$674,450	\$663,750
June 25	25	19	\$592,500	\$584,600
May 25	24	22	\$674,400	\$669,500
April 25	24	21	\$739,000	\$735,500
March 25	15	16	\$664,900	\$666,250
February 25	25	19	\$669,000	\$682,000
January 25	11	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

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



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SEPTEMBER CHAPARRAL 2025 HOUSING MARKET REVIEW



** January 1 – July 31, 2025 (Stats current as of July 31, 2025 @ 11:59 pm.
For more detailed market sales information, please contact Team Palmer)*

CHAPARRAL

DETACHED

High | \$2,170,000
Low | \$570,000
Avg. | \$781,324
#Sold | 83
Avg. days on mkt. | 22

ATTACHED

High | \$720,000
Low | \$337,500
Avg. | \$482,709
#Sold | 34
Avg. days on mkt. | 20

CONDO

High | \$339,700
Low | \$276,000
Avg. | \$314,833
#Sold | 9
Avg. days on mkt. | 34

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Devin Elkin

— WARD 14 —

Rooted in Community



Hello Ward 14!

Here we are, a month away from going to the polls. Crazy. With that, in this month's newsletter, I wanted to highlight my top 10 priorities.

1. **Blanket Rezoning** — I will bring forward a Notice of Motion to change the base zoning back to R-C1 or one that repeals the original Notice of Motion that led to the base zoning change to R-CG. The direction I take will depend on the other faces that shape our new council but this is my number one priority.
2. **Public Hearing Items at Council** — I will be bringing forward a Notice of Motion that implements the following. If a particular public hearing item garners more than two full consecutive days of public submissions, this will automatically trigger a review of the item being presented before it is voted on by Council. This will ensure citizens who share an overwhelming passion on a certain topic will know their concerns will get the attention they deserve.
3. **Get back to simplifying service deliveries** — Civic politics isn't complicated, collect the taxes and make sure services are delivered in a manner that reflects and respects the efforts made by those individuals making that money in the first place.
4. **Continue to represent our communities the way we have for the past 10 years** — This isn't one of those "if it's not broke, don't fix it" attitudes. Over the past decade, the connection I have made with the community through events, attending community association monthly meetings, and open houses, has given me insight and clarity into what each community needs. Ward 14 is not a singular community, its very fabric is made up of communities developed in 1967 to some still in development. So continuing to ask the questions, listening with both ears and assisting in getting it done, has served us well and will continue to do so.
5. **Keeping up with aging infrastructure** — As mentioned, some of our communities have aging infrastructure, from stuff above the surface to stuff below the surface. Making sure there are monthly touch points with all departments in administration is critical to ensuring proper delivery. This also goes for our new communities, making sure we inspect the new assets that are going in will allow us to deliver services for decades to come which is crucial to future budgets. We don't need to be replacing infrastructure only a few years after it's installed.

6. **Never forget who I work for** — Your support for our Ward 14 team over the past decade has allowed us to make our communities better. Your engagement and passion is clear and this allows us to translate concerns into action. I will never forget that we are here to serve the residents who call Ward 14 home.
7. **Communication** — As I have shown in my time serving Ward 14, there are many ways to engage with residents. Through various social media posts to open houses and bringing back our original "Ward 14 Council Talks", these will continue to be methods I will use to reach out to constituents. You will continue to receive our monthly newsletter but the new communication piece will be weekly recaps. Recorded videos will be made available for you to find out what happened that week at Council. Obviously, some of these videos will be extensive, and some might be a quick hello, but you will always know you have a voice.
8. **Community Association Development Permit Stream** — I will be working with our planning director to implement a separate stream for community associations. This will enable them to act on time sensitive grants with confidence and be able to deliver community improvements in a timely manner.
9. **Community Safety** — Over my decade here we have made deep connections with both Calgary Police Districts that serve Ward 14, districts 6 & 8. These relationships will continue to allow us to collaborate with our Community Resource Officers, our School Resource officers and Traffic Safety Group in relaying concerns we hear from the community. We will continue to collaborate on high school traffic blitz days, work on highlighting areas in need of enforcement and collaborating on educational forums such as protecting your homes, senior fraud prevention tips, and the 9 P.M. check your vehicle routine.
10. **Spending Smarter** — We simply must be better at where our tax dollars go beyond essential services. We need to eliminate these surprise expenditures, and this will be accomplished by focusing on meaningful conversation through committee reports, budgetary asks and accountability.

Please take the time to visit www.devinelkin.com where I have outlined why I believe I am ready to be your next city councillor and what 10 years of public service has taught me.

Thank you,
Devin Elkin
Rooted in Community

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 2025-26 LCRA membership fees are now due. The deadline to pay fees this year was July 21. 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

Movie in the Park

Date: Saturday, September 20

Time: TBD

Movie: TBD

Stay tuned to social media for more details.

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

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: September 5, 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: September 26, 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,

I'm delighted to introduce myself as the new General Manager of the Lake Chaparral Residents Association.

It's an honour to join such a vibrant and engaged community. As I settle into this role, I look forward to getting to know our members, supporting our dedicated team, and working together to further enhance our operations.

Our success as a community is built on cooperation, kindness, and mutual respect. By embracing these values in everything we do, we can continue to make meaningful progress and create new and memorable experiences for everyone.

Laura Bruch

General Manager



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Treasurer	Greg Juneau	bod@lakechap.ca
Secretary	Sandra Fanson	bod@lakechap.ca
Director at Large	Brian Fawcett	bod@lakechap.ca
Director at Large	Roger Planden	bod@lakechap.ca
Director at Large	Ryan Miller	bod@lakechap.ca
Director at Large	Wayne Liebenberg	bod@lakechap.ca
Director at Large	Vacant	bod@lakechap.ca
Director at Large	Vacant	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	Laura Bruch	



Need a Family Doctor?

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Call 403-668-8600 to book your appointment.



Chima Akuchie

For Ward 14 Councillor

📞 403-930-4391

✉️ info@chima4ward14.ca

chima4ward14.ca

Dear Neighbour,

I'm excited to share this with you: I'm running for City Council in Ward 14.

This decision comes from a deep passion to serve and a belief that leadership means listening, understanding, and acting in the best interests of the people, not chasing power or succession.

I'm a graduate of SAIT in instrumentation engineering. I've served as VP External of the Athabasca University Students' Union and serve as Technology & Digital Safety Ambassador. I've had the privilege of serving as a student advocate at both the provincial level with the Council of Alberta University Students (CAUS) and at the federal level with the Canadian Alliance of Student Associations (CASA). Through these roles, I sat on policy and budgeting committees where I worked to ensure student voices were heard and their needs prioritized.

As Director of Volunteerism at the Calgary Legacy Community Association, I help organize events that build connection and community. I also volunteer with the Calgary Igbo Community Association at the Drop-In Centre, supporting unhoused individuals with essentials and encouragement.

I founded VEROROSE INC., a support agency for people with disabilities, and work at a harm reduction centre, helping people with disabilities and mental health challenges rebuild their lives.

I'm running as an independent candidate with conservative values. I'm for the people, here to serve and willing to work with anyone who puts Ward 14 first. Our city should serve residents, not political interests.

As your neighbour, I share your concerns about blanket rezoning that ignores local realities, property tax hikes, infrastructure strain, and loss of neighbourhood character. If elected, I'll push to repeal those policies and protect what makes our ward a great place to live.

I believe in service, transparency, and trust. As a husband, father of three, and Knight of the Catholic Church, I bring compassion, accountability, and empathy to public service.

Every resident deserves safe streets, basic infrastructure, and leaders who listen. That's what I'll fight for.

This campaign is about all of us; our families, our businesses, and our shared future. I'm ready to work hard for Ward 14 and make our voices count.

Sincerely,
Chima Akuchie

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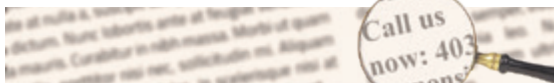
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