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	Properties		Median Price	
	Listed	Sold	Listed	Sold
September 24	55	29	\$699,900	\$690,000
August 24	51	29	\$679,900	\$680,000
July 24	44	30	\$762,450	\$758,500
June 24	51	41	\$745,000	\$732,000
May 24	44	42	\$622,450	\$627,450
April 24	46	42	\$679,950	\$680,000
March 24	56	51	\$649,900	\$640,000
February 24	51	47	\$649,900	\$638,000
January 24	32	16	\$694,450	\$688,250
December 23	25	34	\$682,450	\$680,000
November 23	32	33	\$549,900	\$549,900
October 23	40	30	\$597,450	\$590,000

To view more detailed information that comprise the above
MLS averages please visit mah.mycalgary.com

COPPERFIELD COMMUNITY REAL ESTATE ACTIVITY

	Properties		Median Price	
	Listed	Sold	Listed	Sold
September 24	32	30	\$477,450	\$466,250
August 24	40	32	\$439,950	\$444,950
July 24	37	32	\$521,450	\$518,750
June 24	34	29	\$449,000	\$459,500
May 24	42	36	\$449,950	\$470,500
April 24	28	42	\$542,400	\$557,700
March 24	51	39	\$499,800	\$552,000
February 24	28	26	\$475,450	\$474,000
January 24	20	13	\$494,900	\$518,000
December 23	10	14	\$464,450	\$443,450
November 23	20	29	\$479,900	\$484,000
October 23	33	37	\$435,000	\$436,000

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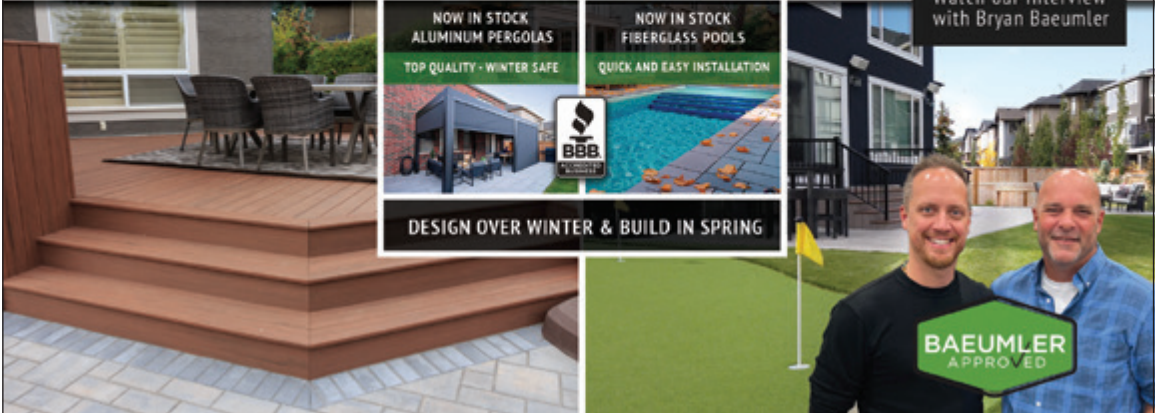
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CONTENTS

- 6 CA INFORMATION
- 8 THE GOOD FOOD BOX
- 19 HOA FALL PROGRAM GUIDE
- 24 GRAND SOUTH CHRISTMAS MARKET
- 25 PARADE OF LIGHTS AND TREE OF HOPE
- 29 BUSINESS CLASSIFIEDS



SCAN HERE TO VIEW ADDITIONAL CONTENT: NEWS, EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE

MAHOGANY



COPPERFIELD



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 6 Copperstone Way SE, Calgary, AB, T2Z 0E7

We can be reached by phone at 403-532-8864
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Hall Hours: By appointment only

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Social Events Coordinator	This Could Be You!	events@mycopperfield.ca
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Member at Large	Dennis Agbegha	
Member at Large	Justin Huseby	
Member at Large	Paula Lanh	

The Copperfield Mahogany Community Association (CMCA) is an organization formed by the residents of both Copperfield and Mahogany:

- To manage and direct its social and recreational activities.
- To act as a liaison with all levels of government, especially civic matters like planning and development.
- To plan, develop and maintain community facilities and amenities.



Copperfield-Mahogany Community Association Memberships

Community associations are run by residents in our neighbourhoods, they bring us together as friends, they are a voice for our community, and they offer many exciting opportunities right here:

- Hockey/Skating
- Youth Programs
- Community-wide events like Stampede, Picnic in the Park, and Movie in the Park
- Committee work (planning and development, special events, safety, etc.)

CMCA Members Can Register for Programs at the Mahogany HOA!

Did you know that anybody can register for programs at the Mahogany HOA?

They have a wonderful indoor facility with a banquet hall, studios, and even a gymnasium that hosts youth and adult programs. You can check out their programs at <http://www.mahoganyhoa.com>.

The best part is that CMCA members can register at a discounted rate, compared to the general public. This is to thank members for their commitment to both of our communities. Getting your CMCA membership is quick and easy – just go to [https://cmcommunity.ca/memberships/!](https://cmcommunity.ca/memberships/)

Once you have your CMCA membership, kindly reach out to the Mahogany HOA team at 403-453-1221 and they can assist you in setting up your profile and registering you at the discounted rate. If you have any questions, reach out to programs@mahoganyhoa.com.

Other Benefits Include:

- Discounted rates to most programs that operate through the Copperfield Community Hall and many at the Mahogany Beach Club.
- Discounted rates on Copperfield Community Hall rentals.
- We are building a directory of businesses in the area that will offer discounts to you by showing your membership card! (Please contact us to become involved in this program).
- And so much more!

Community Associations are dedicated to making sure our communities are a great place to live, work, and play. Purchasing a Community Association membership is a great way to get involved and show your support for the many ways our neighbours work to ensure you love where you live.

Memberships are valid for one year from the date of purchase, allowing you to purchase one at any time of year. You can set up an online account for your family at www.cmcommunity.ca and use this to purchase and renew memberships, as well as register for programs held at the Copperfield Community Hall! Memberships are good for up to two adults per household and their children up to 17 years of age. Membership is a voluntary \$30 per household, per year and is not included in the mandatory Mahogany Homeowners Association fee. A CMCA Membership does not grant access to the lake in Mahogany. You also get a vote at the yearly AGM (October/November) and it entitles you to hold a position on the Board of Directors.

Show support for your community and purchase your membership today!



The Copperfield-Mahogany Community Association (CMCA) meets monthly on the third Thursday of every month at 7:00 pm (except July and December), and residents are welcome to join us as a visitor and find out what is happening in your communities first hand! You are also welcome to join the Board, as certain roles are still open.



UNIVERSITY OF CALGARY

Were you in a NAPLS study?

- We are trying to find people who previously took part in any of our NAPLS studies at the At-Risk for Mental Illness Research Program.
- We invite you to participate in a short interview so we can learn how you have been doing.

For more information, please contact:
403-210-8740 or napls@ucalgary.ca

The University of Calgary Conjoint Health Research Ethics Board has approved this research study "Predictors and Moderators of Long-Term Outcome of Persons at Clinical High Risk for Psychosis" (REB21-1762)



The Good Food Box

Orders can be placed at bit.ly/CMCA_GoodFoodBox (if nothing appears, the order is currently closed - follow our Facebook page for updates when the next order is open).

We are excited to announce that the Good Food Box program is again available for residents of Copperfield and Mahogany communities.

The Good Food Box (GFB) is a program under the Community Kitchen Program of Calgary whereby you can purchase fresh fruits and vegetables at a very low cost. The boxes are put together and delivered by dedicated volunteers who, along with The Community Kitchen, desire to see individuals and families accessing affordable nutritious food.

Boxes contain both fruits and vegetables. Weights will vary depending on produce size and density. This is a monthly program by the CMCA and the schedule is as follows:

Order Date	Delivery Date
November 11	November 22
December 2	December 13

Orders can be picked up from Copperfield Community Hall (6 Copperstone Way SE).

Abandoned orders (paid for but not picked up) will be donated to the Copperfield Helping Hands or Mahogany Angels support groups for distribution to neighbours in need.

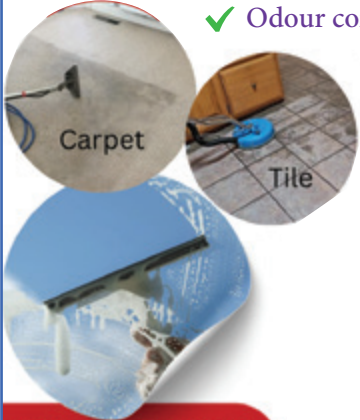
Thank you for your support, we look forward to seeing more community members benefiting from the Good Food Box program! Follow us on Facebook for ordering details and reminders.



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- ✓ Pet hair removal
- ✓ Odour control/removal



CONTACT US TODAY
403.302.7510

WE ARE LOOKING FOR

Planning and Development Coordinator

Board position requiring a current CMCA membership. Must be able to attend monthly board meeting on the third Thursday of every month. The Planning and Development Coordinator will receive updates from the city on future development and planning and relay to the board. A full description of the role is available at <https://cmcommunity.ca>.

Facility Coordinator

Board position requiring a current CMCA membership. Must be able to attend monthly board meeting on the third Thursday of every month. The Facility Coordinator will help ensure our community hall and outdoor rink are maintained and kept safe for many years to come. A full description of the role is available at <https://cmcommunity.ca/blog/join-our-team-facility/>.

Schools Coordinator

Board position requiring a current CMCA membership. Must be able to attend monthly board meeting on the third Thursday of every month. The Schools Coordinator is responsible for acting as a liaison between the local schools and our community. A full description of the role is available at <https://cmcommunity.ca>.

**SIGN-UP
TODAY**

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	1		4		2	3	
7		1		2			
8			1	4			
	6						

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FOR THE SOLUTION



RIVER HORSE

Did you know that hippopotamuses can't swim! Despite spending most of their time in the water (almost 16 hours per day) they are unable to float on the water because of their dense bones. Instead, they gallop, quite gracefully, on the riverbed.





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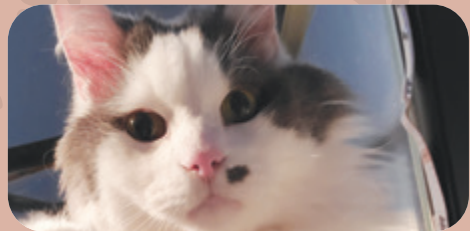
Bowser, Remus, Riku, *Montgomery*



Teddy and Sassy, *Foothills*



Tika and Chiko, *Stradwick Rise*



Tonu, *Seton*

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



COPPERFIELD
HELPING HANDS
CHRISTMAS
INITIATIVE

NOMINATIONS OPEN

Email: copperfieldhelpinghands@gmail.com

- Provide the/your family's name and address. (They MUST be a Copperfield resident)
- Provide ages of any family members and a description of their interests or clothing sizes for the purpose of the Christmas gift.
- Provide any information regarding dietary restrictions and allergies.
- Provide a brief account of why you believe this family is in need of a helping hand this holiday season.

NOMINATIONS CLOSE NOVEMBER 18TH
SELF-NOMINATIONS ARE
ACCEPTED INCLUDING
INDIVIDUALS AND FAMILIES
WITH OR WITHOUT CHILDREN

Flatbread Pizzas

by Jennifer Puri

Flatbreads are used to create wraps and quesadillas, but the most popular use of flatbreads is pizza.

Rich in fibre, flatbreads are typically unleavened bread and do not contain yeast. Flatbreads originated in ancient Egypt but today are produced and enjoyed around the world. Some of the most popular flatbreads are focaccia, naan, tortillas, pita, oatcake, green onion cake, torta, and injera.

Flatbreads have a lower caloric and carbohydrate content due to their thinner crusts and are ideal as appetizers or light entrees as shown in the Flatbread Pizza recipes below.



Peach and Prosciutto Flatbread

Prep Time: 10 minutes

Cook Time: 7 to 8 minutes

Servings: 2

Ingredients:

- 1 flatbread
- 1 cup shredded mozzarella cheese
- 1 ½ cups sliced peaches
- 6 to 8 slices prosciutto
- 3 tsps. balsamic vinegar
- ¾ cup shredded Gouda cheese
- ½ cup coarsely chopped fresh basil leaves
- 1 tsp chilli flakes (optional)

Directions:

Sprinkle mozzarella cheese on flatbread, then top with sliced peaches, prosciutto, balsamic vinegar, gouda cheese, basil leaves, and chilli flakes. Bake on middle rack of pre-heated oven (400 degrees Fahrenheit) for 7 to 8 minutes. Serve immediately.



Roasted Red Pepper and Olive Flatbread

Prep Time: 10 minutes

Cook Time: 10 to 12 minutes

Servings: 2

Ingredients:

- 1 flatbread
- 1 ½ cups of roasted red peppers sliced
- ½ cup seedless black olives halved
- ½ cup cherry tomatoes halved
- 1 cup shredded mozzarella cheese
- ¾ cup crumbled feta cheese
- ½ cup coarsely chopped fresh basil leaves
- 1 tsp chopped fresh oregano leaves


Directions:

Sprinkle mozzarella cheese on flatbread, then top with sliced roasted red peppers, cherry tomatoes, olives, feta cheese, oregano, and basil leaves. Bake on middle rack of pre-heated oven (400 degrees Fahrenheit) for 10 to 12 minutes. Serve immediately.

Bon Appétit!

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Tips and Gifts for a Less Stressful Holiday Season

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



1. Plan Ahead: You know how it goes with procrastination – Christmas Eve spent scrambling through stores and madly wrapping gifts. Plan your shopping list a month ahead and schedule time to shop early. Prepare any meals or holiday treats a few weeks before the holidays.

2. Make Time to Relax: Take time for activities you enjoy and find relaxing. For example, enjoy reading in front of a fire, or go skating with a friend or the family. Don't compromise a relaxing winter evening for another night in the shopping mall. Stay home with the family having a hot chocolate creation day, holiday movies and popcorn night, or family and friend potluck.

3. Put Expectations in Check: If you're hoping for perfection (from yourself or your holiday experience), you might be setting yourself up for disappointment. Be realistic in your holiday preparations and the holiday experience itself.

4. Look For Help: Try not to take it all on yourself. Connect with your spouse, family, and friends and share the responsibilities for holiday shopping, preparing, and cooking. Perhaps a cookie exchange or a potluck style traditional dinner where you are only responsible for the turkey and the guests all bring another part of the feast.

5. Set Limits: Commit yourself to a budget to alleviate post-holiday financial stress. Stick to a certain number of gifts purchased and/or money to be spent. Say “no”

to extra holiday work and be honest with yourself about the amount of energy and time you can devote to holiday events and guests. If your social calendar is over-booked, say “no” to an extra pre-Christmas party.

6. Eat, Drink... But Be Healthy: Holidays are usually full of all your favourite things – including sweets, treats, and cocktails. Practice moderation while enjoying parties and holiday meals. This is the time of year, we need to get sufficient rest, healthy foods, and hydration to ward off colds and flus.

7. Let Things Go: If family and relative interactions this time of year tend to turn into blow-ups and unmet expectations, the holidays are not the time to resolve old issues. We've had eleven months to confront these challenges with others in a more controlled, respectful, and healthy way. Write your grievances down to address in the early new year to allow time to work through or resolve some of these ongoing issues.

8. Don't Forget the Fun! Remember the reason for all your holiday planning... a season for celebration and time spent enjoying your family and friends. Take the time to remember what this holiday season means to you and enjoy it! This is where mindfulness comes in... be present and take in all the wonder of the season with all of your senses.

Gift Ideas to Calm the Nervous System:

- Weighted Blankets – Great for easing anxiety, sensory challenges, providing a feeling of safety, and self-soothing.
- Journal Books – With guided prompts or blank – getting your thoughts out of your head and onto paper is a good way to dump over thinking and anxiety.
- Aroma Therapy Diffusers – There are many scents to choose from based on the effect you are looking for such as energize, relax, etc.
- Colouring Books and Pencil Crayons – To reconnect with your inner child, take the focus off your anxiety, or just a quiet activity to destress.
- Puzzles – I'm referring to good, old-fashioned, lay it on the dining room table puzzles. Great to do alone or with others.
- Sound Machines – Whether it's the sound of waves crashing, a thunderstorm, or sound of a rainforest, the soothing noise calms your nervous system.
- Sunshine Lamps – The SAD (Seasonal Affective Disorder) season is upon us and even if you don't think you suffer from SAD these lights are sure to perk you up.
- Chill-Out and Meditation Playlists – Meditation apps to get your Zen on, and practice mindfulness and being present.
- Massage Gift Certificates – If you don't care for a body massage, you could try reflexology or reiki.
- Warm Socks or Slippers, Wraps and Blankets – Warming up in something cozy brings comfort and allows us to relax our tense muscles.
- Gratitude Jar and Fancy Paper – Throughout the year write something you are grateful for at the end of each day and then on New Year's Day you can read them all and count your blessings!
- Bubble Bath, Bath Bombs, and Candles – Nothing better than a hot scented bath to soak your stresses away.
- Fuzzy Hat, Gloves, and Scarf – To crunch along the crisp snow and get some fresh air and sunshine.
- Herbal Teas – Something aromatic and soothing or spicy and invigorating depending on the mood you want to create.

Wishing all of you a wonderful and stress-free holiday season.

Guess the Landmark!

1. This gorgeous UNESCO World Heritage Site in India was built to be a mausoleum.
2. The _____ was made across many dynasties and states, taking over 2,500 years to construct.
3. This stunning Italian landmark is also called the Bell Tower and is over 180 feet tall.
4. This iconic structure was built for the 1889 World Fair; it celebrated the 100th anniversary of the French Revolution.
5. This famous ancient city was frozen in time due to almost the exact opposite circumstance.
6. There are no straight lines in this ancient temple structure, located on the Athenian Acropolis.



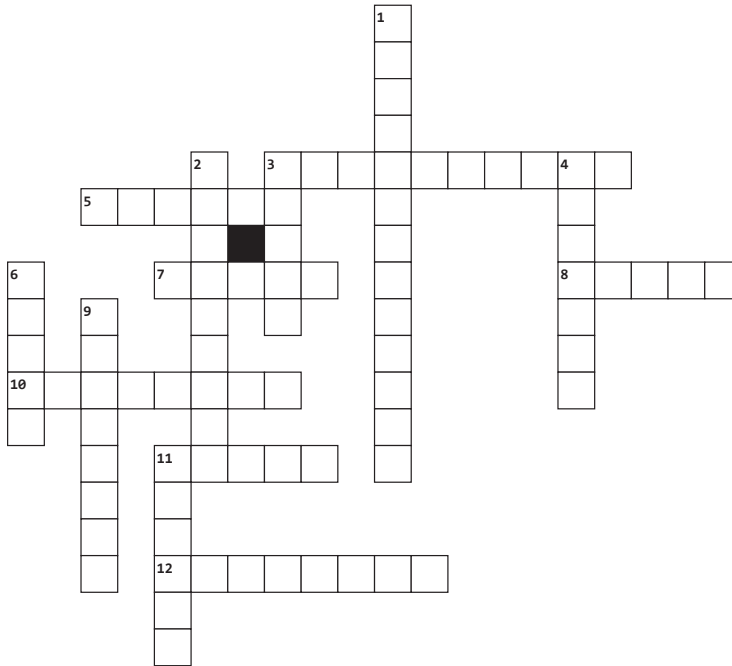
SCAN THE QR
CODE FOR THE
ANSWERS!

Steamboat Willie



Can you hear that whistling? It's Mickey Mouse! Mickey Mouse first appeared on the big screen on November 18, 1928, in the animated short film Steamboat Willie. And who voiced this beloved character? None other than Walt Disney himself!

November Crossword



Across

3. Frederick Banting, co-discoverer of insulin and recipient of the Nobel Prize in _____/Medicine, was born on November 14, 1891, in Alliston, Ontario.
5. In November 1999, beloved musician, _____ Dion, was inducted into the Canadian Broadcast Hall of Fame.
7. In November 2020, Baby _____ by Pinkfong became the most watched YouTube video of all time with over 7 billion views.
8. November has two birthstones, _____ and Citrine, best known for their warm yellow hue.
10. World _____ Day, celebrated on November 13, reminds everyone to show compassion and be helpful in their communities.
11. Canadian rock musician, _____ Adams, was born on November 5, 1959, in Kingston, Ontario and has sold more than 100 million records worldwide.
12. Known as Remembrance Day in Canada, the U.S. celebrates _____ Day on November 11 annually.

Down

1. November's birth flower, also called "mum", comes in a variety of colours and generally symbolizes longevity and happiness.
2. On November 22, 1995, *Toy Story* was released introducing the world to Woody and Buzz _____.
3. *Friends, Lovers, and the Big Terrible Thing*, written by Canadian actor Matthew _____, was released on November 1, 2022.
4. "The Great One", Wayne _____, scored his 600th career goal in the National Hockey League (NHL) on November 23, 1988.
6. This mixed-breed dog was the first live animal sent to space in Sputnik 2 on November 3, 1957.
9. The _____ Broadcasting Corporation was founded and established as a Crown Corporation on November 2, 1936.
11. November's full moon is named after Canada's national animal, the _____.

Peanut Butter Lovers Month



Did you know November is Peanut Butter Lovers Month?

Although, many believe George Washington Carver is the person to thank for this tasty, nutty treat. It was actually Canadian chemist Marcellus Gilmore Edson who patented peanut paste in 1884, by milling roasted peanuts between heated surfaces. Now you know who to thank for your favourite spread!

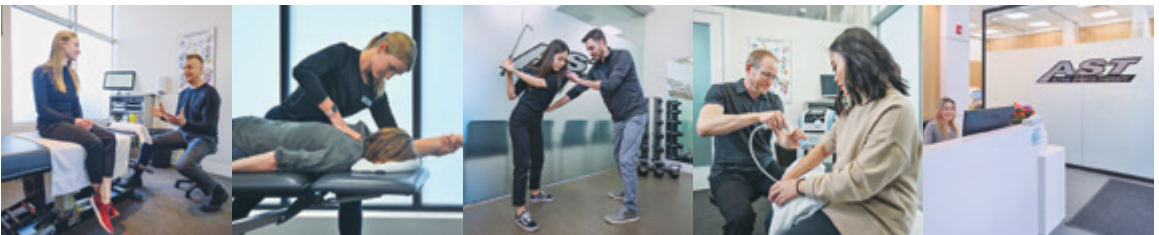
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MAHOGANY

HOMEOWNERS ASSOCIATION

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 Fax: 403-474-1202  <https://www.facebook.com/mahoganyhoa>
 <https://twitter.com/mahoganyhoa>
 Hours of Operation: 9:00 am to 10:00 pm daily

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Bookings Coordinator	Iva Woodward	bookings@mahoganyhoa.com
General Inquiries		reception@mahoganyhoa.com
Volunteer Opportunities		info@mahoganyhoa.com
Marketing Coordinator	Melissa McGlone	marketing@mahoganyhoa.com
Programs and Volunteer Coordinator	Jen Wakely	programs@mahoganyhoa.com

All residents age 12+ must have their membership card/credential to access the Mahogany Beach Club and parks.

Stop by the MBC to have your picture taken and get your card/credential today! Please bring your "Certificate of Title" and photo ID showing proof of residency. Tenants must bring in their lease agreements.



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PROGRAM
GUIDE**
2025
ASSOCIATION MAHOGANY HOMEOWNERS



2025 Winter Program Guide

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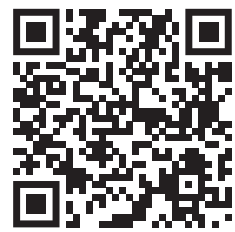
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2024 MAHOGANY ENCUMBRANCE

Encumbrance fee invoices will be available for download from your member account during the first two weeks of November each year, providing a 60-day notice before the annual fee deadline. Notifications will be sent via email to the primary homeowner on record.

IMPORTANT DEADLINES

Payment Due Date: December 31, 2024

Account Lock Date: January 1st for any unpaid fees

Interest Charges: Interest will be applied to outstanding balances in February, March, April.

PAYMENT OPTIONS

Online or Phone: Pay by credit card through Ivrnet (3% processing fee for credit cards).

In Person: Pay by debit, cheque, or credit (3% processing fee for credit cards) at the Mahogany Beach Club during business hours.

By Mail: Make cheques payable to "Mahogany Homeowners Association" and mail them to 29 Masters Park SE, Calgary AB, T3M 2C1. You may also drop off cheques at reception during business hours or use the drop box located to the left of the catering doors at the front of the main building outside business hours.

16 NOV

10:00 AM to 4:00 PM
29 Masters Park SE

The Grand South CHRISTMAS MARKET



MAHOGANY | HOMEOWNERS
ASSOCIATION

WWW.MAHOGANYHOA.COM



**PARADE OF LIGHTS
& TREE OF HOPE**



Saturday, December 7, 2024
Mahogany Beach Club
5:00 PM to 7:00 PM

Local residents, groups and businesses can join
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Float registration link is open online
www.mahoganyhoa.com



MAHOGANY WINTER CLASSIC



FEBRUARY 7/8, 2025

WWW.MAHOGANYHOA.COM



Landlord-Tenant Brief

by Charmaine Coutinho

For more than ten years, I have been a volunteer lawyer with Calgary Legal Guidance (CLG), offering legal advice to those who would otherwise be unable to access paid legal services. Volunteer lawyers offer summary advice to empower clients to take the next steps in their legal matters. Some of the most common issues I advise on are in the realm of landlord and tenant disputes.

Our provincial government has clear and well-written landlord and tenant rules. Better yet, they have published guidance that makes the law easy to access and understand. The aim of this article is to help our community become more familiar with a few key topics in these rules, at a time when both landlords and tenants are under stress and perhaps looking for ways to improve their circumstances.

What is Covered Under the Residential Tenancies Act (RTA)?

The law is clear and comprehensive, but not all-encompassing. Among the most common exceptions, it does not cover most student housing (where the school is the landlord), continuing care homes, supportive living accommodation, or rooms in the residence of the landlord. If your living situation is not covered by the RTA, you do not get the protections or predictability offered by the RTA; in this case, your lease is the whole contract so try to make it comprehensive.

What Does Coverage Under the RTA Mean?

The RTA creates a set of rights and obligations for landlords and tenants. Importantly, the RTA offers the tenant protections that no lease can override. No matter what the signed lease says, a tenant cannot lose the protections offered to tenants by the RTA. If the lease contradicts the RTA in any way disadvantageous to the tenant, the tenant can ignore that provision!

What Does an RTA Lease Look Like?

The RTA does not specify the form of lease required. This means that your lease agreement can be written or verbal. If written, it can be typed, scribbled on a napkin, or negotiated over texts. It can be in any language. Or it can be just an agreement in practice - not verbal or written, just a norm that has developed and been

accepted by both sides repeatedly. However, unwritten agreements are harder to prove in the event of a dispute.

Regardless of form, make sure your lease covers the essentials: Who are the tenants? How much is rent? Does rent include utilities or internet? What space is the tenant entitled to? Exclusive possession or shared?

What If the Unit Isn't Move-In Ready?

There is little that can practically be done to force a landlord to fix any problems. A tenant can refuse the tenancy, ask a court to order a landlord to get the unit ready, or ask for a rent abatement while remedial work continues. However, for the latter two options, a tenant should acknowledge the significant possibility that the corrections may never be fully completed and be prepared to live in the unit as is.

Unless a tenant has an order from the RTDRS to allow it, a tenant is not permitted to withhold rent to incentivize the landlord nor to cover the costs of doing the repairs themselves.



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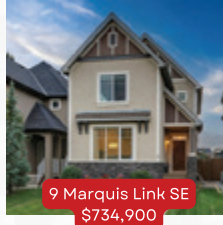
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