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Director of Developing Permits	Stan Benedek stan.benedek@mahoganycommunity.ca

Our MCA Logo

The MCA logo symbolizes all the road roundabouts in our community of Mahogany, and the colours represent the diversity in our community. Designed by Liz Araujo.



Community Association Mission

- Foster Community Cohesion
- Enhancing Quality of Life
- Celebrate Diversity and Promote Inclusivity
- Environmental Stewardship within Mahogany
- Education and Growth
- Advocacy
- Celebrate and Honour our Diverse Traditions.



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PRESIDENT'S MESSAGE



Dear Neighbours,

Welcome to 2025 Mahogany community! On behalf of the MCA, I hope that everyone in our community had a safe, healthy, and happy holiday season. Now we start afresh, ready to dive into the new year with new goals, projects, and events to look forward to. Last month we ran our first Jingle and Mingle Family Christmas Party at the Canadian Brewhouse in Mahogany, the event was a success with an attendance close to 250 residents. We had special visits from the Grinch, Santa, and Mrs. Claus along with performances from En L'air acrobats and Musical Bingo. Thank you to our Ward 12 Alderman, Evan Spencer, and Canadian Brewhouse for their financial contributions and support.

You May Ask What the MCA is All About?

We formed as a group of volunteers in the summer of 2023 to start the much-needed Community Association of Mahogany, together with the support and guidance of the City of Calgary and our Alderman's office we finally received our registration as a non-profit Community Association on September 16, 2024. We thank the Copperfield Community Association for their guidance and support as we have amicably separated from them to have our own Community Association to advocate and look after the concerns of the members and residents of the growing community of Mahogany. Our newsletter, *Life in Mahogany*, will be coming to your home every month and we will feature our dedicated volunteer board members every month so you can get to know us!

I feel honoured to lead our first Community Association with amazing neighbours of Mahogany to make up our board including Engineers, and directors of IT, Business, Entrepreneurs, Communication, Marketing, Graphic Designer, and Event Management Specialist!

We have no events coming up in January, but as an organization we will be doing strategic planning and looking for upcoming grants and a future Casino to help us in delivering our programming for the year. We have many short-term tasks ahead of us such as our website development, social media, building permit reviews for the community, programming in our parks for our families, as well as long-term plans, such as eventually

claiming and developing the land assigned from the City of Calgary for the community association, this is the land in the East side of Mahogany by the Shallows. For those of you that know me for the active volunteer role I've played in bringing special events to the community over the last four years, this is now a challenge for me to be involved in a variety of ways to see our community grow and develop and I thank you for your unconditional support of our neighbours. My motivation is to see my son grow up in a caring community such as Mahogany, share my passion for community involvement, and help in creating community spirit!

In case you didn't know, community associations receive no guaranteed financing – all our budgetary needs must be met through sales of memberships, and primarily grants. You can help! Please purchase an annual membership for your household. A yearly membership is just \$30 per household – that's \$2.50 per month, less than one fancy coffee. It truly makes a difference.



As always, we wouldn't be able to do anything without the dedication of our volunteers. If you have a passion, are looking for real world job experience, or have extra time to dedicate to your community, we would love to have you! Please reach out and join our volunteer team.

Thank you for your continued support and dedication to our community. Happy New Year!

Carmen Galvez

President, MCA

Carmen.galvez@mahoganycommunity.ca

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Photo Corner



Jingle and Mingle Christmas Party



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M, T, W: 9:30am – 6:00pm

Th: 8:00am – 4:00pm

F: 7:00am – 3:00pm

Saturday (2/mo): 8:00am – 2:00pm

Mahogany Community Association Objectives

The objectives of the Society are:

- To promote and foster community spirit and resident relations within the community and across communities at large.
- To facilitate the recreational, cultural, social, athletic, and educational activities of the residents of the community.
- To provide a forum for interactions between the Association, local businesses, and the City of Calgary that promote healthy community growth within our geographic boundary.
- To maintain and operate amenities for various activities for the residents of the community.
- To raise funds in any way to achieve the objectives of the Society, which includes accepting gifts, donations, and grants.
- To liaise with local non-profit agencies to help those in need where appropriate to the community vision.
- To help facilitate and encourage dialogue to enhance both the process and the outcome of projects in the community.
- To promote volunteerism in Calgary.
- Otherwise, generally serve and promote the interests of the community as appropriate.



PLANNING AND DEVELOPMENT REPORT

Hello Fellow Mahogany Residents,

My name is Stan Benedek, and I sit on the Planning and Development Committee of the newly formed Mahogany Community Association.

As a member of this Committee, I monitor correspondence forwarded to our community association from the City of Calgary Planning Department regarding Development Permits (DP) and Building Permits (BP). Examples of residential development permits include basement secondary suites, home businesses, and change of land use. DP submissions in our community are generally comprised of new apartment buildings, strip malls, and rezoning.

Once the correspondence is reviewed, the information is then forwarded to our community association board, the community via our Facebook page, and our soon-to-be-active website. As required, I reach out to development officers in the City planning department to gather additional information on behalf of the Association. This information is presented during our monthly meetings. City representatives in attendance are helpful in giving any additional information on planning developments in our area.

My work life focuses on preparing drawings for development and building permits and I see the process from a builder's perspective. Sitting on this Committee, I see development from the community's perspective. I thoroughly enjoy my time volunteering with the Copperfield/Mahogany Community Association, and now our newly formed Mahogany Community Association.

Stan

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What Is a Community Association?

A community association is a volunteer-run non-profit organization that represents the interests and concerns of a community.

What Does a Community Association Do?

Calgary's Community Associations:

- Provide an association for residents to join where they can work together to improve their community's quality of life.
- Create opportunities for residents to participate in social events, recreational programs, and educational activities in their communities.
- Develop and maintain facilities and infrastructure in their communities.
- Promote the protection of their communities' natural resources and beauty.
- Foster a sense of community and civic pride, and promote inclusiveness, diversity, and respect for all their residents.
- Partner with The City and other organizations to improve their community.
- Inform community residents with a website and newsletter.
- Voices community concerns on issues affecting their community.
- Provides an association that brings residents together to work collaboratively to create a strong, vibrant, and resilient community.

Responsibilities

Calgary's Community Associations are responsible to:

- Act in the best interests of its members and residents.
- Act with transparency, prudence, and accountability to their board, members, and residents.
- Build trust and confidence among its board, members, and residents to ensure long-term sustainability of their community and their community association.

Source:

calgary.ca/communities/community-associations/general-information.html#:~:text=RA%2FHOA%20can%20generate%20facility,so%20can%20be%20enjoyed%20immediately.

Difference Between CA and HOA

The main differences between a Community Association (CA) and a Homeowners' Association (HOA) in Calgary are:

- **Membership:** CA membership is not mandatory, but HOAs have mandatory fees.
- **Amenities:** HOAs are responsible for amenities that are not under the City's purview, such as gated amenities. CAs manage community activities and programs, but do not operate a building.
- **Funding:** HOAs have a guaranteed source of revenue through fees, while CAs fundraise on public land.
- **Collaboration:** CAs and HOAs often work together to accomplish things for the community.

Here Are Some Other Things to Know About CAs and HOAs in Calgary:

Community Associations

CAs registered as a Not-for-Profit under the Societies Act connect with the City and other levels of government, and are a place to discuss concerns with others. CAs also organize events and programs for the community.


Homeowners' Associations

HOAs are organizations registered as a Not-for-Profit under the Companies Act that manage and maintain a community. HOAs are responsible for maintaining amenities installed by the developer, such as landscaping, shrub beds, snow removal, beach club, and lake facilities.

Federation of Calgary Communities

The Federation of Calgary Communities (FCC) provides support to Calgary's Community Associations.



**9 PM
ROUTINE**

✓ CHECKLIST

- Remove valuables & garage door openers from vehicles
- Lock vehicles
- Close overhead garage door
- Lock door between garage & house
- Close & lock all external doors
- Ensure windows are shut
- Turn on exterior light



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June	24	49	41	\$745,000	\$732,000
May	24	44	42	\$622,450	\$627,450
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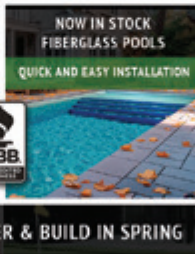
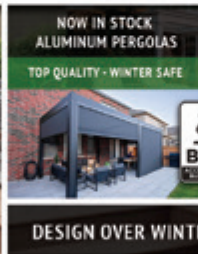
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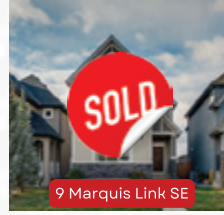
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