

FEBRUARY 2025

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Our Community Needs You in More Ways Than You Can Think Of

We, as a Board of Directors, are as strong as all the individual strengths of our members put together. Join the New Brighton Community Association and you will get to know more about what's happening in the community.

You can be part of interesting projects that will brighten the life of our community. You can connect with people and public offices by representing the community, by being more than just an individual. This is a place where you can make a difference for more than just your family – you can “grow” a project and see neighbours benefiting from it.

You can check out some of our past projects and read more details about the board on our website - ournewbrighton.ca. Thanks for reading and don't be shy, give us a try.



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News, Events, & More



Crime Statistics



Real Estate Statistics



February Is Heart Month

by Alberta Health Services



Do you know the signs and symptoms of a heart attack and what to do if someone experiences these? Knowing may make the difference between life and death. Recognizing and responding immediately to the warning signs of a potential heart attack may significantly improve survival and recovery. February is Heart Month: take the time to be heart safe and learn how you can reduce your risk.

Common Signs of a Heart Attack

(Any, or all, of these signs and symptoms may occur)

- Chest discomfort described as simply a mild pressure up to a 'crushing' pain; may also be 'squeezing' or a 'heavy' sensation.
- Discomfort may move to the shoulders, arm, neck, or jaw.
- May include shortness of breath, sweating, or nausea/vomiting.
- Signs may vary person to person and can differ between men, women, and the elderly.

Heart Attack Risk Factors

- Obesity*
- Sedentary lifestyle*
- Smoking*
- High cholesterol*
- Age/Gender
- Family history

Speak with your doctor about how to treat your modifiable (*) risk factors and learn to be heart safe.

What To Do When Seconds Count

- Call 911, immediately. Early treatment can greatly reduce heart damage and be the difference between life and death.
- Treatment starts the moment EMS arrives. Paramedics can provide oxygen, start an intravenous, and perform an electrocardiogram (ECG).
- Paramedics can also administer important medication(s) in the early minutes of a heart attack to lessen heart damage.
- During transport, EMS will share information with the hospital so that definitive treatment can begin immediately upon arrival.
- Take a CPR/AED course. Training is widely available from many reputable organizations. It's easy and could make a significant difference in the outcome of someone experiencing a heart attack.

Krysamcin191 Line Dancing



PROGRAM REGISTRATION

NOW OPEN

Doors open at 6:45 PM

Tuesdays at The Pineland Space

Mar 4, 2025 – Apr 8, 2025

7:00 – 8:00 PM

Price of Lessons:

Register for 6 weeks pay for 5 \$75

Drop-in fee \$15

Email payment to Krysamcin191@gmail.com



Pineridge Community Association -
6024 Rundelehorn Dr NE (East Doors)

Safety In Our Community

The crime numbers in New Brighton look better than last year but as someone said, they are not perfect until you have zero crimes. It is up to you and me to prevent everything that is preventable.

Adopt the 9pm routine – take a tour around your property, check if you locked your cars, check all the doors and windows, and don't make life easy for the bad guys.

The overnight lights in front of your house are essential in making thieves feel uneasy and move on. Now, with the LED low consumption lightbulbs it is not a big expense to have them on overnight. We've received a few emails from residents about their streets being pitch black at night and they associated that with frequent robberies in the area. You can put your outside lights on a timer and have peace of mind with the night schedule for the lights. It is a small investment that can have a big impact on overall safety, let's make our nights brighter.

The 9 p.m. Routine



Tool Shed is Here to Stay and to Help



Spring is just around the corner and the New Brighton Tool Shed has the tools you need. Worried about how you will clean your lawn and how you will give it a good start in the spring? We hope you will take full advantage of the tools available in the community Tool Shed inventory. Check the "Tool Shed" page on ournewbrighton.ca and click on the inventory link to see the wide array of tools you can use free of charge.

Imagine that your lawnmower breaks down and you want to take your time to find a good deal for your next purchase. The Tool Shed can give you peace of mind until you find the best deal - just borrow the lawnmower from the Tool Shed anytime you want to cut your grass. There are tools for all seasons and for a wide variety of projects, just have a look.

For the residents who are not familiar with the Tool Shed project in our community – the Tool Shed is an inventory of tools that you can borrow, free of charge, from the community centre. If there is a particular tool that you need once a year and you don't want to buy and store it, the Tool Shed is the solution for you. For a few more expensive premium tools, you need to purchase the New Brighton Community Association membership, this way we can have more money towards new tools and repair/replacement of the broken ones.

Leap Year

There are two boxes that must be checked off for a year to be a Leap Year. First, it must be divisible by four; second, it will not be divisible by 100 unless it's also divisible by 400. 2025 does not check off these boxes, but you can still look forward to it because the next Leap Year will be February 29, 2028!



Are you in a stepfamily – and having difficulty getting along?

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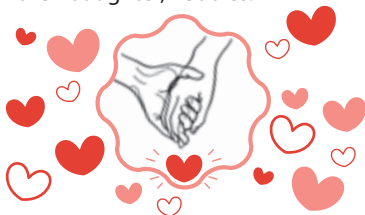
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GAMES & PUZZLES

Guess the Couple!

1. These two periodic elements make for a salty pair.
2. These semi-aquatic rodents mate for life and form strong bonds with their partners.
3. These two Disney pups celebrate their 70th anniversary in 2025.
4. This British celebrity supercouple are fondly known as Posh and Becks.
5. This fictional couple's sweet love story started in an office of all places!
6. This prehistoric couple lived amongst dinosaurs with their daughter, Pebbles.



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The New Brighton Clubhouse is now accepting facility bookings and has a variety of rental packages available to meet the needs of all ages, party sizes and budgets! For more information and availability on rooms, please contact 403-781-6613 ext. 5 or email rentals@nbra.ca.

Room Rental Hourly Rate

Banquet Room (Capacity of 100)

1,350 Sq Ft

Resident Rate: \$88 plus GST hourly

Brookfield Rate: \$93 plus GST hourly

Non-Resident Rate: \$98 plus GST hourly

Studio Room (Capacity of 35)

462 Sq Ft

Resident Rate: \$52 plus GST hourly

Brookfield Rate: \$57 plus GST hourly

Non-Resident Rate: \$62 plus GST hourly

Hockey Rink (Capacity of 75)

Resident Rate: \$88 plus GST hourly

Brookfield Rate: \$98 plus GST hourly

Non-Resident Rate: \$108 plus GST hourly

Available Time Slots

Monday to Friday: 9:00 am to 5:00 pm

Saturday to Sunday: 9:00 to 11:00 am

Rental Packages

Wedding Package (Banquet Room)

Capacity of 100

Resident Rate: \$965 + GST for 2 hours

Brookfield Rate: \$1,065 + GST for 2 hours

Non-Resident Rate: \$1,165 + GST for 2 hours

The Wedding Package Includes:

- All day (9:00 am to 1:00 am) in the Banquet and Board Room
- One-hour slot for photos outside
- After hour event cleanup
- Music license
- Special gift for the newlyweds
- After hours security fee

Hockey Rink Package (Studio Room)

Capacity of 35

Resident Rate: \$118 + GST for 2 hours

Brookfield Rate: \$128 + GST for 2 hours

Non-Resident Rate: \$138 + GST for 2 hours

The Hockey Rink Package Includes:

- One hour in the Studio Room
- One hour on the rink
- Must be rented during available time slots
- Fresh Zamboni before rental starts
- Tables and chairs

Deluxe Birthday Party Package (Banquet Room)

Capacity of 100

Resident Rate: \$300 + GST for 2 hours

Brookfield Rate: \$310 + GST for 2 hours

Non-Resident Rate: \$320 + GST for 2 hours

The Deluxe Birthday Party Package Includes:

- Two hours in the Banquet Room
- Choice of bouncy castle, piñata, or craft
- Party supplies (banner, cups, tablecloths, balloons, napkins, plates, and cutlery)
- Setup and tear down of the tables and chairs

NEW BRIGHTON CLUBHOUSE

2 New Brighton Drive SE, Calgary, AB, T2Z 4B2

Open 9:00 am to 9:00 pm Monday to Sunday

www.newbrighton-connect.com

FIND IT FAST!

NEW BRIGHTON RESIDENTS ASSOCIATION

(RENTING/PROGRAMS)

C/O New Brighton Clubhouse

2 New Brighton Drive SE, Calgary, Alberta T2Z 4B2

📞 403-781-6613 📠 403-781-6611

www.newbrighton-connect.com

NEW BRIGHTON RESIDENTS ASSOCIATION



2 New Brighton Drive SE

Calgary, Alberta T2Z 4B2

Phone: 403-781-6613

Fax: 403-781-6611

Office Hours: 9:00 am to 9:00 pm

Park Hours: 9:00 am to 9:00 pm

Statutory Holiday Office and Park Hours: 11:00 am to 6:00 pm

CONTACT US AT:

General Manager

Clare Lovely • gm@nbra.ca

Facility and Amenities Leader

Andrew Brown • maintenance@nbra.ca

Customer Service Leader

Claire Lee • rentals@nbra.ca

Recreation Leader

Jennifer Strickland • programs@nbra.ca

Special Events Coordinator

Danny Markle • events@nbra.ca

Sponsorship Opportunities

Becoming a sponsor is a great way to get your business noticed throughout the community of New Brighton. There are a variety of sponsorship opportunities available to meet the needs of all businesses! If you are interested in becoming a valued sponsor, please contact the Special Events Coordinator by emailing events@nbra.ca or calling 403-781-6613, ext. 3.

The detailed catalogue can be found on www.newbrighton-connect.com.

A very special thank you is extended to our current sponsors: NAIAD, Rachel Mah Poy Desjardins Insurance Agent, Kilt and Caber, C Can Store, Find Your Nook YYC, and connectFirst at 130 Ave.

Special Events

Valentine Skate

Love is in the air, and so is the smell of hot chocolate and roasted marshmallows! Make your way to the NBRA Clubhouse on Friday, February 14, 2025, from 6:30 to 8:30 pm for the Valentines Skate. Enjoy skating with your loved ones, get a cup of delicious hot chocolate, and roast marshmallows on the gas firepits.

This event is only open to residents of New Brighton, but RSVP is not required.

Children and Adult Programs

Early Learners Drawing

4 to 5 years

Winter Session 2: February 22 to March 29 from 9:30 to 10:15 am

Let your preschooler explore the joy of drawing with Young Rembrandts! This session is full of fun and engaging lessons, including colourful party items, a friendly giraffe, a wise owl, and a brave police officer. Through step-by-step instruction, your little artist will develop fine motor skills, creativity, and confidence—all while having a blast. Perfect for curious minds and budding imaginations!

Residents: \$120 | Non-Residents: \$135

Little Veterinarian School – Future Cat Vets

Various Ages

Winter Session 2: February 20 to March 27

• **Ages 4 to 6 years – 5:30 to 6:30 pm**

• **Ages 7 to 11 years – 6:45 to 7:45 pm**

The Little Veterinarians will learn what it is like to be feline specialists as they understand the uniqueness of cat patients. They will practice doing tip to tail cat health assessments, assess a cat's body condition score, understand cat body language, learn about cat anatomy, about their domestic life, and how to have a calmer cat. Students will be receiving their own Little Veterinarian School plush cat and lightweight white coats to keep.

Residents: \$155 | Non-Residents: \$170

Exploration Yoga

Ages 18+ years

Winter Session 2: February 18 to March 25 from 1:30 to 2:30 pm

This class will challenge your body and mind through slow-flow movements and longer-held, weight-bearing postures. Breathwork is incorporated. Great for beginners to learn safe movements or those advanced looking to work on increasing strength and balance.

Residents: \$100 | Non-Residents: \$115

For more information on these programs, and all programs at the New Brighton Clubhouse, please visit www.newbrighton-connect.com.

Value Added Activities

New Brighton Seniors Card Club

February 6, 13, 20, and 27 from 1:30 to 3:00 pm

The NBRA is excited to host the New Brighton Seniors Card Club, offering a variety of different card games and great conversation each week. Spend the afternoon enjoying new games, meeting new friends, and exploring everything that the NBRA has to offer.

\$2 drop-in.

Tot Time

February 5, 12, 19, and 26 from 1:30 to 3:00 pm

Bring your little ones and take part in a fun afternoon of socialization and unstructured free play, all while parents enjoy coffee and great company!

This program is a \$2 drop-in!

continued on next page

NEW BRIGHTON CLUBHOUSE NEWS - CONTINUED

Tween's Night Out

10 to 14 years

February 7 from 7:00 to 8:30 pm

Calling all New Brighton tweens and teens. You are invited to the Clubhouse for a night of fun games, competitions, and good times. Doors open at 7:00 pm, grab your friends and let's have a great night together! The \$2 drop-in fee will include a snack and refreshments!

Please remember to RSVP for this program.

Family Bingo Night

February 28 from 7:00 to 8:00 pm

Join us at the Clubhouse for a fun-filled Family Bingo Night! Bring the whole family for an evening of excitement, laughter, and a little friendly competition. Whether you're a bingo pro or a first timer, everyone is welcome to play along and enjoy the thrill of shouting "Bingo!"

\$5 per family. RSVP is required.

Babysitting Night

Ages 2 to 10

February 22 from 5:00 to 8:30 pm

Want a night out without the kids? Let the NBRA look after your little ones while you enjoy some quality time. Pizza, a light snack, and a drink will be offered during the evening. Please feel free to pack a nut-free snack/drink for your child(ren) should they need more.

Resident Rate: \$25 | Non-Resident Rate: \$30

Canvas Creations (18+)

February 14 from 7:00 to 8:30 pm

Participants learn the technique behind different painting styles and get in touch with their inner artist while visiting with friends and meeting new ones!

Residents: \$35 | Non-Residents: \$45

Jr. Canvas Creations

February 8 from 10:00 am to 12:00 pm

Come for a morning of painting and fun! Children let their imaginations run wild while creating a masterpiece to bring home to show off.

Residents: \$30 | Non-Residents: \$40

Teen Canvas Creations

February 8 from 3:00 to 4:30 pm

Gather your friends together for a fun afternoon of creating and painting in this workshop tailored for teens.

*A light snack and drink are included in class fee.

Residents: \$30 | Non-Residents: \$40

Also Available at the NBRA

Popcorn Packs

Looking to kick up your family movie night a notch? The NBRA offers \$12 Movie Night Popcorn Packs!

Each pack includes:

- Two medium bags of theatre style popcorn
- Two juice boxes
- Two pops (your choice from assorted selection)
- Two chocolate bars (your choice from assorted selection)
- Two candy treats (your choice from assorted selection)

To place your order for a Popcorn Pack, please call 403-781-6613, ext. 1 or email csr@nbra.ca. All orders must be placed by 5:00 pm on February 27. Packs will be available for pick up at the Clubhouse on Friday, February 28 from 5:30 to 8:30 pm.

Take Action on Radon

Did you know that radon is an invisible, radioactive gas that come from the ground? The NBRA is excited to announce that Radon Test Kits are now available in the main office for \$42.95 + GST.

If you would like more information on the kits or radon, please call 403-781-6613 ext. 1 or email admin@nbra.ca.

Good Food Boxes

The Good Food Box (GFB) is a program under the Community Kitchen Program of Calgary where you can purchase a box of fresh fruits and vegetables at a very low cost! The boxes are put together and delivered to the Clubhouse by dedicated volunteers.

Interested in getting a box? Please call 403-781-6613, ext. 1 or email csr@nbra.ca before the order due date listed below. You will be contacted by an NBRA team member on the delivery day once the boxes are available for pick up at the Clubhouse!

Price List

Small \$30

Medium \$35

Large \$40

Order Due Date	Delivered to the Clubhouse
February 18 by noon	February 28
March 11 by noon	March 21
April 1 by noon	April 11

One Stop Boxes: A Night of Fun Where the Planning is Done for You!

Looking for a fun family night, where the planning is done for you? The NBRA is excited to offer quarterly "One Stop Boxes" suitable for families of all sizes! The Family Fun Night box is only \$25 and all you have to do is place your order and get ready to unbox your night of fun! The best part about the NBRA's "One Stop Boxes" is that, unlike other box service no subscription is necessary. You can just order the box prior to the order due date.

Boxes are now offered quarterly.

To purchase your box, please call 403-781-6613, ext. 1 or email programs@nbra.ca today!

Family Fun Night Box:

Inside the Family Fun Box you will find games, activities, and recipes to complete with the family to celebrate the season!

April Theme	Order Due Date	Pick Up Date
Easter/Spring	April 10	April 17

Tool Shed

No need to purchase and store tools that you may only need to use once a year; come and check them out from the tool lending library instead! The New Brighton Residents Association and New Brighton Community Association have joined together in efforts to bring you a library full of over 60 tools to meet your landscaping, snow removal, home improvement, DIY, and automotive needs! This is a service for all New Brighton Residents over the age of 18, with more perks available to those who also have a valid NBRA membership. Purchase an NBRA Membership for only \$20! With the NBRA you can enjoy additional Tool Shed perks such as borrowing a maximum of five tools at one time, same-day reservation and more. For borrowing details, to set up your online account, and to browse the catalogue, visit newbrighton-connect.com! No need to make an appointment, the NBRA Tool Shed is open Monday to Sunday from 9:30 am to 8:30 pm, come by during those times to borrow the tool of your choice.

The New Brighton Residents Association is happy to host "The New Brighton Game Hub", which is a board game lending library consisting of over 50 games that



can be borrowed by residents for a fun game night! The library hosts a diverse selection of games suitable for a variety of age groups, interests, and difficulty levels.

This is a free service for all New Brighton Residents over the age of 18 who are in good standing. Residents aged 12 to 17 years old may also borrow games; however, they must play the game on-site while visiting the NBRA Clubhouse. Please visit www.newbrighton-connect.com for additional borrowing details, to set up your online account, and to browse the catalogue (be sure that you select "the New Brighton Game Hub" as the location from the drop-down menu). There is no need to make an appointment as all games will be lent on a first-come, first-serve basis. The New Brighton Game Hub is available between 9:30 am and 8:30 pm, so come by during those times to borrow the game of your choice!

Stay Connected with the NBRA

Connect with us on Facebook (The New Brighton Clubhouse), Instagram ([newbrightonclub](https://www.instagram.com/newbrightonclub)), or visit us at www.newbrighton-connect.com to stay informed regarding NBRA news, events, programs, and other exciting offerings!

Snow Removal

The New Brighton Residents Association Board of Directors has carefully reviewed the community's snow removal needs for the 2024/2025 winter season. Upon careful consideration, the NBRA Board of Directors has selected several high traffic areas which will be maintained by the NBRA maintenance team throughout the winter months. The NBRA will ensure snow removal, as well as sanding/gravel (within 24 hours of the end of snowfall), of the following areas: all four New Brighton entrances and the regional pathways. To ensure maximum enjoyment for residents, snow removal will be completed on NBRA property before the designated areas within the community (NBRA property includes both the hockey and pleasure skating rinks, all entrances into the facility and shop, as well as the parking lot). Once these areas are complete, the NBRA team will proceed into the community. The map below indicates in detail these areas within the community that will be maintained by the NBRA for the 2024/2025 winter season.

continued on next page

NEW BRIGHTON CLUBHOUSE NEWS - CONTINUED

To ensure the safety of both residents and employees, the NBRA has implemented an extensive safety program which adheres to the standards of the Alberta Safety Construction Association. The program consists of 13 components which contribute to the overall success of the program. In December 2018, the NBRA received COR certification through the ACSA for this program.

For questions or concerns regarding any landscape/winter maintenance maintained by the New Brighton Residents Association, please contact the Facility and Amenities Leader at 403-781-6613, ext. 4 or the General Manager at 403-781-6608.

Disclaimer: The opinions expressed within any published article, report, or submission reflect those of the author and should not be considered to reflect those of Great News Media or the Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

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NBRA 2025 Winter Maintenance



Landlord and Tenant Law – Sublets and Options in DV Situations

by Charmaine Coutinho

As a volunteer lawyer with Calgary Legal Guidance, I advise clients who would otherwise be unable to access (paid) legal services to empower them to take the next steps in their legal matters independently. I commonly deal with landlord and tenant disputes.

This article discusses only leases covered by Alberta's Residential Tenancies Act (RTA). The RTA excludes tenants sharing living space with a landlord, supported living accommodations, and a few other scenarios. I aim to help our community become more familiar with a few RTA topics, at a time when landlords and tenants are under stress and possibly looking for options.

Subletting

As the cost of living dramatically increases, the proportion of income we allocate to rent may shrink. Many now find themselves unable to afford what may once have been a comfortable rent. The solution, particularly for those in a fixed term lease, may be to sublet.

However, many leases purport to ban sublets. According to the RTA, a tenant can ignore any term in a lease that purports to erase a protection offered to tenants by the RTA. So, a tenant can ignore a lease term that bans subletting.

Under the RTA, a tenant needs a landlord's written consent to sublet, and a landlord cannot refuse to provide consent without reasonable grounds. If a landlord has not given the tenant their written reasons for denial within 14 days of receiving the request, a tenant can assume that the landlord agrees to the sublet. A landlord also cannot charge the tenant a fee for giving consent for the sublease.

Before subletting, a tenant should understand how a sublet works: the primary lease between the tenant and the landlord still exists. As such, all of the tenant's responsibilities and obligations under that primary lease continue despite the sublet. If the subletter fails to meet their tenancy obligations, the primary tenant would be responsible for meeting these obligations.

For example, if a subletter fails to pay rent, the primary tenant is responsible for paying rent to the landlord. If a subletter damages the rental unit during or at the end of the tenancy, the primary tenant would be responsible for repairing the unit before surrender to the landlord or could be sued by the landlord for repairing the cost of damages done by the subletter. Any tenant planning to sublet should seriously consider the risks involved before entering into a sublease.

It is possible for a landlord to voluntarily agree to end the primary lease early, with pre-defined or no penalty fees, and set up a new lease with the interested subletter; this would be exclusively at the discretion of the landlord and cannot be forced by the tenant.

Domestic Violence and Tenancies

Victims of domestic violence can end a tenancy early and without financial penalty, without a landlord's consent. This right arises in circumstances where the tenant's or a dependant individual's safety is at risk. There is a process to request an authorization certificate from the Alberta government; once the required documents are submitted, the applicant can receive a certificate within seven days. This certificate must be served on the landlord at least 28 days before the applicant terminates the tenancy.

If the applicant fears for their continued safety, they may leave the rental unit before receiving a certificate or before the end of the 28-day period.

Please reach out - there are supports from the city, province, and legal organizations serving vulnerable individuals, ready to offer confidential advice and assistance to those escaping domestic violence.



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Joke of the Month



Why aren't dogs good dancers?
They have two left feet.

A yellow rounded rectangular box with a dashed border contains the text. On the left side of the box is a cartoon illustration of two dogs dancing. One is a brown dog with a bow tie, and the other is a white dog with a bow tie. They are both in a dancing pose with musical notes around them.

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