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CONNECTING TO CREATE A VIBRANT COMMUNITY



With such a large team committed to working together and making Seton the best place to call home, it can be confusing to navigate who to connect with and how. See below on how to best connect with your community.

CITY OF CALGARY

- Maintenance of public spaces, (pathways, parks, ponds, streets, etc.)
- Tree care & replacement in public green spaces
- Snow removal on City streets
- Building, planning, and business
- Parks and recreation
- Taxes and property assessment
- Social programs and services
- Bylaws and public safety
- Calgary Fire Department
- Calgary Police Services
- Waste services
- Transportation
- Animal services

311 | calgary.ca

SETON HOA

- Operations of the future HOA facility & park
- Community programming & events
- Future maintenance of HOA owned land/ amenities in community
- Future seasonal lights
- Community engagement
- Future enhanced landscape maintenance & snow removal in key public (City of Calgary) green spaces & pathways
- Automatic Membership - encumbrance registered on Seton Homeowner's title
- Not for profit organization

info@setonhoa.ca | seton-connect.com

 @setonyyc |  @seton_yc

BROOKFIELD RESIDENTIAL

Communities Division

- Planning
- Underground services
- Road & sidewalk construction
- Park & green space construction & maintenance until turned over to City of Calgary (see map)
- Tree Planting
- Architectural controls
- HOA support

Homes Division

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- Construction
- Customer care

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- Construction
- Leasing

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FUTURE SETON CA

- Celebrating community
- Community advocacy for
 - Schools
 - Safety
 - Urban planning
 - Community issues
 - Civic issues
- Recreational sports leagues
- Community programming (minor sports) & events
- Future development of allocated CA land
- Optional membership
- Not for profit organization

If you are interested in being involved with setting up the Seton Community Association, email info@setonhoa.ca



Seton Homeowners Association

BOARD OF DIRECTORS

Deb Glover	Brookfield Director
Karen Shopland	Brookfield Director
Kristine Aghajanova	Brookfield Director
Steven Phan	Returning Resident Director
Temi Bolaji	Returning Resident Director
Christopher Williams	Returning Resident Director
Adeniyi Ogunwusi	Returning Resident Director
Andrew Picklyk	Returning Resident Director
Abiodun Oduniyi	Returning Resident Director
Esther Adeoye	New Resident Director

Annual General Meeting

The Seton Homeowners Association Annual General Meeting (AGM) will be held virtually on Wednesday, November 6 at 7:00 pm. Information and how to register will be available on our website, www.seton-connect.com.

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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SETON HOA

Contact Info

Email: info@setonhoa.ca

Website: www.seton-connect.com

Facebook: www.facebook.com/setonnyyc

Instagram: www.instagram.com/seton_yyc/



SETON HOA BOUNDARY MAP



SCAN HERE TO VIEW ADDITIONAL SETON CONTENT

News, Events, & More



Crime Statistics



Real Estate Statistics



Key Highlights

Construction of the Seton Homeowners Association Facility Commences

Construction is set to begin on the facility and park. Spanning approximately 14,000 square feet and nestled on a strategically placed six-acre site, the facility promises to be a hub for resident interaction, recreation, and relaxation. From versatile multiuse rooms to outdoor amenities like a splash park, skating area, and playground, the facility and park aim to cater to diverse interests and ages within the community.

About the SHOA

The Seton Homeowners Association (SHOA) is professionally operated to oversee the operations, care, and maintenance of community assets. These include entry features, amenities, and the highly anticipated Seton HOA facility.

Board of Directors

At the helm of the SHOA stands a dedicated Board of Directors, currently comprising seven members from the community and three representatives of Brookfield Residential, the developer of the Seton neighbourhood. This collaborative board structure ensures that residents have a strong voice, community interests are upheld, and policies are implemented for the collective benefit.

Community Facility and Recreational Programming

The SHOA is planning a range of lifestyle and recreational programs, events, and drop-in activities to be offered when the HOA opens. Residents will have the opportunity to participate in these activities and even rent spaces and packages for their private events at member exclusive rates.

Looking Ahead

As Seton and Seton Ridge communities continue to flourish, SHOA remains committed to its mission of enhancing quality of life, fostering connections, and supporting the evolving needs of its residents. With the support of Brookfield Residential, SHOA is poised to navigate initial operational challenges and thrive as a cornerstone of community cohesion and enrichment.

For further information and updates, visit the SHOA website at www.seton-connect.com or contact info@setonhoa.ca.



Park layout

Brookfield Residential



Seton Building (1)



Seton Building (2)

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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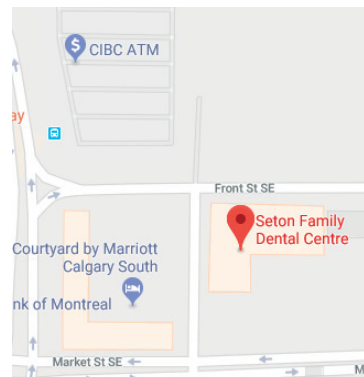
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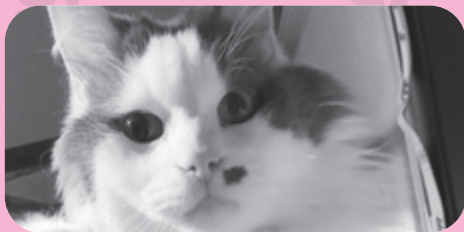
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April 24	21	19	\$430,000	\$430,000
March 24	22	31	\$434,900	\$432,500
February 24	37	32	\$404,944	\$404,013
January 24	21	28	\$412,339	\$418,500
December 23	22	21	\$429,900	\$427,500
November 23	25	18	\$397,400	\$394,900
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MLS averages please visit seto.mycalgary.com

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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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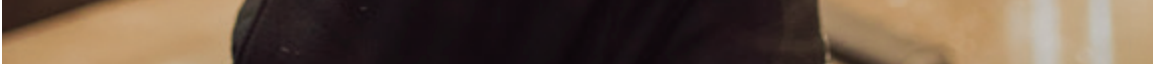
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