



THE OFFICIAL SETON COMMUNITY NEWSLETTER





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For other classes & more info:

<u>ahs.ca/shcwellness</u> (click on Program Guide) 403-956-3939 or wellness.shc@ahs.ca



South Health Campus





CONNECTING TO CREATE A VIBRANT COMMUNITY

Waste services

Transportation

· Animal services

Homes Division

Construction

Planning

Leasing

Construction

Customer care

Commercial Division

Sales



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

311 | calgary.ca

· Operations of the future HOA facility & park

SETON HOA

- · 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

f @setonyyc | @seton_yyc

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

info.calgary@brookfieldrp.com | (403) 231-8900

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

Community by Brookfield Residentia



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

Interested in Volunteering for the Seton HOA Board of Directors?

Please reach out to the General Manager at gm@ setonhoa.ca before September 30 to ensure your name is included on the ballot of the AGM package.

SETON HOA

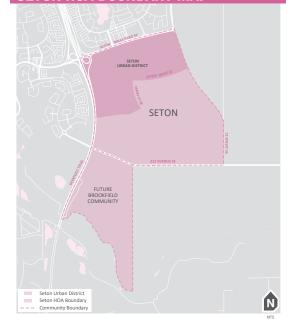
Contact Info

Email: info@setonhoa.ca

Website: www.seton-connect.com **Facebook:** www.facebook.com/setonyyc **Instagram:** www.instagram.com/seton_yyc/



SETON HOA BOUNDARY MAP



World Loconut Day



September 2 is World Coconut Day! It's a day dedicated to celebrating all things coconut - from the refreshing water to the versatile oil. Whether you're enjoying a tropical drink or cooking up a coconut curry, it's the perfect day to appreciate this amazing fruit!

SCAN HERE TO VIEW ADDITIONAL SETON CONTENT

News, Events, & More



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



Seton Building (1)





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SETON FAMILY DENTAL CENTRE

DENTURIST

Souheil Khalil



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Extractions

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Contact

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Back-to-School Safety

from Alberta Health Services



Alberta Health Services EMS would like to remind parents and students of some safety tips as the school year begins again this fall. Pedestrians and motorists both have an important role to play – road safety is a shared responsibility.

Motorists

- Distracted driving carries a \$300 fine and three demerit points in Alberta. Avoid the use of mobile devices or engaging in any other behavior that diverts your attention away from driving.
- Give right-of-way to pedestrians who have activated overhead crossing lights, or who are waiting to cross from a street corner.
- Other than parked cars, it is illegal to pass another vehicle in a school or playground zone during posted hours.

Around School Buses

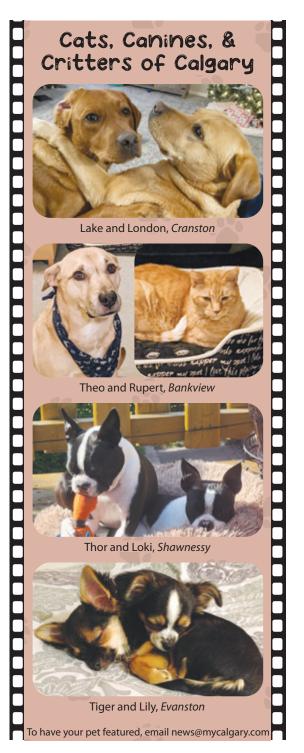
- Flashing amber lights mean that a bus is slowing down to stop motorists should do so likewise.
- No matter which direction you are coming from, stop when approaching a school bus with activated flashing red lights unless the bus is on the opposite side of a divided highway from you.
- Driver courtesy goes a long way. By simply being alert and cautious when approaching a school bus, you are contributing to school bus safety.

Pedestrians

• Cross only at marked crosswalks or street corners that have clear visibility from all directions.

- Make eye contact with all drivers before crossing the street and keep distractions to a minimum.
- When activating overhead crossing lights, pause before stepping off the curb to ensure motorists in both directions have come to a complete stop.
- · Stay within the crosswalk lines.
- Obey pedestrian lights at intersections. Cross the street only when you see the 'walk' sign and only when all cars have come to a complete stop.
- If you are with young children or pets, hold your child's hand firmly and keep a solid grip on leashes when crossing.
- Remember: children learn by observing. By demonstrating safe crossing habits, you can reduce the chances of your child being involved in a preventable auto/pedestrian collision.





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	Listed	Sold	Listed	Sold	
July 24	35	11	\$426,000	\$422,972	
June 24	22	23	\$437,700	\$432,500	
May 24	21	24	\$434,894	\$433,944	
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	
October 23	21	27	\$449,900	\$449,900	
September 23	29	18	\$448,450	\$444,500	
August 23	19	18	\$411,000	\$410,375	

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

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