

# THE OFFICIAL SETON COMMUNITY NEWSLETTER



Loving what's to come



## McKENZIE ORTHODONTICS

Certified Specialist in Orthodontics





Book Today!

403.262.3696 | #110, 142 McKenzie Towne Link SE | Dr. A. Sharma BSc, DMD, DHSc, FRCD(C) - Orthodontist

# **GET NOTICED**

## **ACQUIRE AND RETAIN NEW CUSTOMERS.**

Your Ad Geofenced Precisely in Your Target Market on our Carefully Selected Network of Premium Sites.

Call 403-720-0762 | sales@greatnewsmedia.ca



# Go South for the winter stay all year!

VISIT **11** STUNNING SHOW HOMES!



FRONT-GARAGE

PAIRED HOMES

LANED HOMES

Discover your four-season home in the South of Calgary.

**HOTCHKISS** 

HotchkissLiving.com



CUSTOMER SATISFACTION GUARANTEED

# WE SPECIALIZE IN ALL FORMS OF CONSTRUCTION & LANDSCAPE

INCLUDING SMALLER IN-HOME PROJECTS



## **Services**

Residential Landscaping
Landscape Construction
Year-Round Maintenance
Spring and Fall Cleanup

Commercial and Condo Property Management

Snow and Ice Removal

## **Contact Us**

#### **Address**

20 Sunvale Place SE Calgary, AB T2X 2R8

Call us now (403) 256-9282



#### Email us

info@jacksonjackson.ca contact@jacksonjackson.ca

www.jacksonjackson.ca





# **CONTENTS**

- 7 MENTAL HEALTH MOMENT: HOW TO KNOW IF YOU ARE READY FOR COUPLES THERAPY OR NOT
- 11 FEBRUARY CROSSWORD
- 12 RECIPE: WINTER SALAD WITH GREEN DRESSING
- 13 BUSINESS CLASSIFIEDS









# SCAN HERE TO VIEW ADDITIONAL SETON CONTENT









**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.

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.



# **Seton Homeowners Association**

#### **BOARD OF DIRECTORS**

Deb Glover	President - Brookfield Director
Karen Shopland	Secretary - Brookfield Director
Kristine Aghajanova	Treasurer - Brookfield Director
Steven Phan	Returning Director
Temi Bolaji	Returning Director
Christopher Williams	Returning Director
Andrew Picklyk	Returning Director
Esther Adeoye	Returning Director
Adeniyi Ogunwusi	Returning Director
Dana Kulchyski	New Director



local ink, professional art located in Cranston, Calgary



portfolio

Get in touch with Yana 587-323-FOXY info@foxy.ink www.foxy.ink

#### **SETON HOA**

### **Contact Info**

Email: info@setonhoa.ca

Website: www.seton-connect.com

**Facebook:** www.facebook.com/setonyyc **Instagram:** www.instagram.com/seton\_yyc/







#### MENTAL HEALTH MOMENT

## How to Know if You Are Ready For Couples Therapy or Not

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



There are many approaches to couples therapy such as Gottman Method, Emotionally Focused Therapy, and IMAGO to name a few. The decision to seek couples therapy requires evaluating your relationship and your willingness to work through challenges. The following are some key signs that you may be ready:

- **1. Communication Issues** Do you struggle to express your feelings without arguing or shutting down? Are there unresolved conflicts that keep resurfacing?
- **2. Feeling Disconnected** Has the emotional or physical intimacy in the relationship declined? Do you feel like roommates rather than partners?
- 3. Recurring Problems Are you stuck in repetitive arguments or unhealthy patterns? Have individual efforts to fix these issues failed?
- **4. Life Changes or Stressors** Have recent events (moving, new baby or job) put a strain on your relationship?
- 5. Trust Issues Has there been a betrayal such as an infidelity or broken promises? Are you struggling to rebuild trust?
- **6. Desire to Improve** Are you both willing to put in the effort to strengthen the relationship? Do you believe the relationship has potential for growth?
- **7. Mutual Commitment** Are you both open to exploring therapy, even if one of you is more hesitant at first?
- **8.** Individual Challenges Impacting the Relationship Are personal issues such as stress, trauma, or mental health affecting how to connect with each other?

If you relate to some of the above, couples therapy could be beneficial. Even if you're unsure, seeking therapy to explore some of these concerns and set goals can be a proactive step.

The following are some signs that couples therapy could be unproductive or even counter- productive:

- **1. Lack of Commitment to Change** One or both of you are not genuinely willing to work on the relationship. Going to therapy just to 'check the box' or appease the other.
- **2. Blaming Without Accountability** If either of you is solely focused on blaming the other without reflecting on your own role in the relationship's challenges.
- **3. Unwillingness to Communicate Honestly** If either of you are unwilling to be vulnerable, open, and honest, your therapist won't have a full picture to be able to help you.
- **4. Hidden Agendas** If therapy is being used as a way to justify leaving the relationship rather than to repair it, the process won't be effective.
- 5. One of You is Being Forced into Therapy If one of you does not want to attend or doesn't believe in the process, lack of engagement can hinder the process.
- 6. Ongoing Abuse Couples therapy is not the right setting to address physical, emotional, or verbal abuse. These situations require specialized interventions to ensure safety and require individual therapeutic attention.
- **7. Unresolved Individual Issues** If personal issues such as active addiction or untreated mental health conditions are dominating the relationship dynamics, individual therapy is a better starting point before engaging couples therapy.
- **8. Timing is Off** If there are active external factors like intense work stress, a recent traumatic event, or other life circumstances, it will leave little energy or focus for therapy. It may be better to wait.
- Desire for Separation If one of you has already decided to end the relationship and sees therapy as a formality, it will obviously prevent any genuine engagement.

Being ready for couples therapy requires mutual willingness and effort, but readiness can evolve with time and self-reflection.

# **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

@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 FAMILY DENTAL CENTRE



Proudly providing dental services in English, Ukranian, French, Spanish, Kutchi, Tagalog, Farsi, Somali, Korean and Vietnamese.







Open Late



Open Saturdays



Free Parking

www.setonfamilydentalcentre.com
Located in the Seton Professional Building

# Welcome to Seton Family Dental Centre



# GENERAL DENTISTS

Dr. Jake MacArthur, Dr. Andrea Piccoli, & Dr. Zahir Damji

# SETON FAMILY DENTAL CENTRE

# **DENTURIST**

Souheil Khalil



www.setonfamilydentalcentre.com
Located in the Seton Professional Building

# Partners in Your Oral Health

We will work as partners to achieve the best oral health for you and your family. Educating patients is our passion.

Come in for a visit and tour the centre.

General Dentistry

Children's Dentistry

Sedation Dentistry

Cosmetic Dentistry

**Dentures** 

**Dental Implants** 

Extractions

Invisalign

TMJ Treatment

Teeth Whitening

Sports Guards/Night Guards

Single Visit Crowns

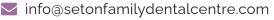
All services provided by general dentists



## Contact

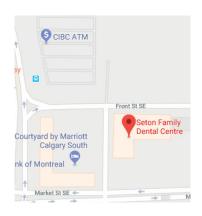
To book an appointment, please scan the QR code or contact us using the information below:





#105 - 3815 Front Street SE





www.setonfamilydentalcentre.com Located in the Seton Professional Building

# Seton Remedy's Rx.



# **BOOK YOUR VACCINE ONLINE**

Monday to Friday 9am - 8pm Saturday 10am - 5pm



Vaccines start on October 15<sup>th</sup>. Walk-ins welcome starting October 21<sup>st</sup>.

## **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)





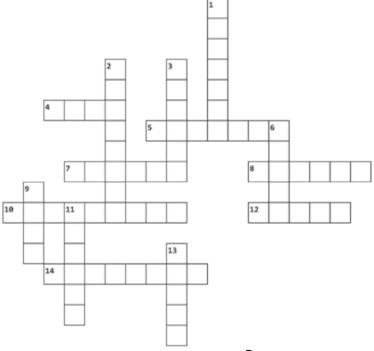
	BR GAI	!\ \ MES		S	<u>:U</u>	<u>D</u> (	<u> </u>	<u>(U</u>
	1					6		
		3						4
4		5		1	9			
	5				6		3	1
	3		1	2	7			
8		1	3				7	
			9	6	8	3		7
3						8		
		8					2	

SCAN THE QR CODE FOR THE SOLUTION



# INSCRIPTIONS OUVERTES Deux nouvelles écoles francophones Primaire M-6 Secondaire 7-12 Quartier Silverado OUVERTURE SEPTEMBRE 2025 A03-906-3444

# **February Crossword**





#### Across

- 4. Canadian filmmaker, Denis Villeneuve's sci-fi adventure film \_\_\_\_\_\_: Part Two first premiered in February 2024.
- 5. Fleetwood Mac's best-selling album, \_\_\_\_\_, was released on February 4, 1977, featuring songs such as "Dreams" and "Go Your Own Way".
- 7. Born on February 1, 1994, England-born pop sensation, Harry \_\_\_\_\_ rose to fame as part of a boy band before going off on his own.
- 8. On February 21, 1948, the National Association for Stock Car Auto Racing, best-known as \_\_\_\_\_\_, was founded.
- 10. Something that is typically given to a significant other or friend(s) during the month of February.
- 12. February is National \_\_\_\_\_\_Month, highlighting the importance of cardiovascular health.
- 14. Singer-songwriter and multi-instrumentalist, Joni \_\_\_\_\_\_, was inducted into Canada's Juno Hall of Fame on February 5, 1981.

#### Down

- 1. In February of 1917, this famous Spanish artist, best known for Cubism made his first trip to Italy.
- 2. February's purple birthstone, the \_\_\_\_\_\_ is believed to be a symbol of protection.
- 3. The Grammy Award-winning song "No\_\_\_\_\_" by TLC was released on February 2, 1999.
- ${\bf 6.2025's\,Chinese\,Zodiac\,is\,this\,slippery,\,slithery\,creature.}$
- 9. Angie Thomas' young adult bestseller, *The \_\_\_\_\_ U Give* was originally published on February 28, 2017.
- 11. Canadian actor, \_\_\_\_\_\_ Page, was born on February 21, 1987, in Halifax, Nova Scotia.
- 13. \_\_\_\_\_\_ History Month was made official by U.S. President Gerald Ford in 1976 and is observed every February.





## Winter Salad with **Green Dressing**

by Jennifer Puri

Cranberries are rarely eaten raw due to their acidic and sour taste. They are typically consumed dried, in a

juice, sauce, or as supplements. Dried cranberries are typically sweetened with sugar or a sugar alternative.

Related to blueberries, bilberries, and lingonberries, cranberries are a rich source of plant compounds and antioxidants which include flavonoids and polyphenols. These help in keeping blood vessels healthy and cranberries' vitamin C and calcium content assist in maintaining strong bones.

There are a multitude of ways to enjoy cranberries as they can be added to muffins, tarts, breads, stuffing, smoothies, spritzers, sangria, or a salad as shown in the winter salad with green dressing recipe below.

Prep Time: 25 minutes Cook Time: 35 minutes

### Servings: 4 **Ingredients:**

- 1 small butternut squash
- · 2 tbsp. olive oil
- 1 tsp. coarsely ground salt
- 1 tsp. coarsely ground black pepper
- 1 small can sliced pears or peaches, drained
- 1 small can beets drained, rinsed, and cut in halves
- 6 cups arugula or baby spinach leaves
- 1 cup chopped walnuts
- ½ cup dried cranberries

#### **Dressing:**

- 2 garlic cloves, chopped
- 3 green onions, sliced
- 1 cup Greek yoghurt
- 1 cup of fresh coriander and parsley leaves
- 2 tbsp. honey
- 2 tbsp. mayonnaise
- Juice of half a lemon
- 2 tsp. olive oil
- ½ tsp. coarsely ground black pepper
- 34 tsp. salt or to taste

#### **Directions:**

- Preheat oven to 375 degrees Fahrenheit.
- · Slice butternut squash into 1-inch-thick pieces and remove seeds, pith, and skin.
- Place squash pieces in a bowl and toss with olive oil, salt, and pepper.
- Line a baking tray with foil and place the squash pieces on it. Bake on middle rack of oven for approximately 30 minutes or until tender. Allow to cool and then cut into bite size pieces.
- · In a blender place the garlic, green onion, yoghurt, honey, mayonnaise, parsley, coriander, lemon juice, salt, and pepper. Pulse until smooth and then slowly add the olive oil and pulse for a few more seconds.
- Place arugula or spinach leaves in a large salad bowl. Arrange the squash pieces, beets, pear or peach slices around the edges of the bowl and the walnuts and cranberries in the center.
- Serve with green dressing and crusty, sourdough, or ciabatta bread.

Bon Appétit!

# **BMAX BROKERS MERGERS & ACQUISITIONS**

We specialize in maximizing the sale value of businesses by attracting multiple offers from targeted, qualified buyers.

#### Services

- Preparation and Planning
- Valuation Analysis
- Marketing Strategy Development
- Preparation of Marketing Materials
- Target Buyer Identification and Outreach
- Managing the Bid Process
- Negotiation and Deal Structuring
- Due Diligence Management
- Regulatory and Compliance Guidance
- Transaction Closing
- Post-Sale Transition Support

# **BUSINESS CLASSIFIEDS**

For business classified ad rates contact Great News Media at 403-720-0762 or sales@greatnewsmedia.ca

**OFFICIAL PLUMBING & HEATING:** Small company, low overhead, excellent warranties, and great rates. Specializing in residential service and installs. Services include furnace service and replacement, hot water tank service and replacement, leaks, clogs, gas fitting, and more. Licensed and insured. Why wait? Call today and get it fixed today! Available 24/7, we accept debit/VISA/MasterCard. Call 403-837-4023 or email info@officialplumbingheating.ca; www.official-plumbing-heating.ca.

**SETON MORTGAGE BROKER:** Save a bunch of cash! As a Calgary mortgage broker, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, Call Anita at 403-771-8771 | anita@anitamortgage.ca | Licensed by Avenue Financial.

**K2 BOOKKEEPING:** Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium-sized businesses. Competitive Rates | Twenty years Experience with QuickBooks and Simply Accounting, GST, Payroll, WCB, Filing, and T4 Filings. Phone Katie 403-870-0737.

**SETON CONTRACTOR FOR HIRE:** Over 20 years' experience completing renovations in and around Seton. Lefroy Construction is happy to quote, organize and execute any renovation or new construction project. Call 403-616-0880 to discuss your project. www. lefroyconstruction.com.

**PAINTER SERVICING SETON:** Experienced Calgary Painter - Transform your space with precision and style! Our professional painting services bring life to your home. Skilled in interior and exterior projects. Affordable rates with top-quality results. Contact Jonathan for a free estimate at 403-561-4338. Your trusted choice for a fresh, vibrant look, www.fivestarpainting.com.

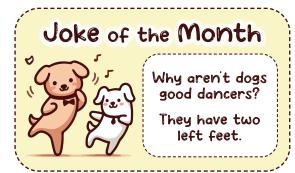
**NEIGHBOURHOOD CONFLICT?** Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.

**ACTIVE SPORTS THERAPY:** Looking for sports chiropractic, Active Release Therapy, physiotherapy, IMS, or massage in Seton? Our unified team of expert practitioners have one common goal – to help you achieve a higher standard of health, so you are able to do all the things in life that you love to do. Call us at 403-278-1405, or visit activesportstherapy.ca to book a free consultation.

**DRYWALL TAPING:** 20 years experienced drywall taper. Specializing in interior and exterior home maintenance and repairs. Quality results. Contact Joseph for free estimates at 780-215-1966. "Building trust one client at a time."

**HERITAGE WEST PLUMBING AND HEATING:** Furnace, boilers, and tankless repairs, servicing and replacements. 5-star Google rating, factory trained plumbers and gasfitters. Competitive prices with quality, 24-hour service! Heritage West, we are one of the best, put us to the test! BBB Accredited. 403-993-0639.







Calgary's first not-for-profit veterinary hospital, supported by donations

There is a critical need for accessible, subsidized,



**Coming to Calgary in early 2025** 

help keep families together

cataskforce.org

Registered Charity No. 825596018 RR0001





# SETON COMMUNITY REAL ESTATE ACTIVITY

# YOUR HOME SOLD GUARANTEED!\*

Call to find out more about our Innovative Consumer Programs

Virtual Tours
Guaranteed Sale Program\*
Trade Up Program\*
Blanket Home Warranty Program\*
Accepting Crypto Currency

Call us to help you navigate through the changing real estate world

Call or Text 403-606-8888 Email len@lentwong.com

\*Guarantee is being offered by Greater Property Group.
Terms and Conditions Apply.

		Properties		Media	n Price
		Listed	Sold	Listed	Sold
December	24	22	23	\$474,900	\$470,000
November	24	35	22	\$533,400	\$533,400
October	24	42	25	\$399,900	\$395,000
September	24	25	20	\$484,950	\$471,750
August	24	33	19	\$445,000	\$440,000
July	24	32	11	\$426,000	\$422,972
June	24	20	23	\$437,700	\$432,500
May	24	20	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

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

# **SOUTH FAMILY DENTAL**

# FREE TEETH WHITENING OR **ELECTRIC TOOTHBRUSH**

\*With complete exam, x-rays, & cleaning



403.262.3235

www.southfamilydental.com

110-142 McKenzie Towne Link SE, Calgary T2Z 1H1 (Next to Servus Credit Union)

All services provided by our General Dentists and Orthodontist

Dr. N. Headley, Dr. R. Palmer, Dr. N. Speidel, & Dr. O. Jeha - General Dentists | Dr. A. Sharma BSc, DMD, DHSc, FRCD(c) - Orthodontist