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March	26	50	30	\$439,736	\$434,786
February	26	34	24	\$424,450	\$412,001
January	26	42	18	\$449,950	\$439,962
December	25	14	15	\$481,900	\$481,900
November	25	28	26	\$512,400	\$502,400
October	25	25	18	\$559,450	\$547,500
September	25	32	22	\$504,250	\$487,500
August	25	20	32	\$430,200	\$428,887
July	25	45	24	\$407,400	\$402,450
June	25	40	25	\$548,800	\$555,000
May	25	49	36	\$441,950	\$433,950

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

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News, Events, & More



Crime Statistics



Real Estate Statistics



SETON HOA

Contact Info

Email: info@setonhoa.ca

Website: www.seton-connect.com

Facebook: www.facebook.com/setonyyc

Instagram: www.instagram.com/seton_yc/

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 Seton HOA facility known as the Block.



the
block

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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 Block (facility and park)
- Community programming & events
- Maintenance of Seton HOA owned land/amenities in community
- Seasonal lights
- Community engagement
- 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

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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

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- Sales
- Construction
- Customer care

Commercial Division

- Planning
- 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 joining the Seton Community Association, email seton.community@gmail.com

Community by
Brookfield Residential

Get Ready for Hail Season: Climate Ready Home Tips and Tools

by The City of Calgary



Hailstorms can cause significant damage to homes and property. Calgary is in “hail alley,” a hotspot for hailstorms in Canada, which makes all Calgary communities at risk of being hit by hail. The City’s Climate Ready Home Program shares practical guidance to help you reduce damage risk before storm season and make more resilient repair or upgrade choices.

Start at calgary.ca/ClimateReadyHome to:

- Review your home insurance policies to make sure you’re covered for hail damage.

- Monitor local weather forecasts and Alberta Emergency Alerts for storm watches/warnings, and if possible, store vehicles and belongings in a covered area.
- Explore home upgrades and resilient materials (for example, Class 4 impact-resistant roofing and hail resilient siding such as fibre cement) using Climate Ready Home resources as a guide.

These resources provide non-emergency guidance to help you take practical steps ahead of severe weather. Learn more at calgary.ca/ClimateReadyHome.



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Backyard Play Safety

by Emergency Health Services

Emergency Health Services (EHS) Alberta would like to encourage parents and caregivers to ensure that their backyard play area(s) is made safe for children. Although direct supervision is the best method to reduce the chance of injury, always ensure play equipment in your yard is in good repair and is suited to the age and skill of the children using it. Check the equipment often; replace or repair any worn or broken parts.

Lawn and Garden Tools

- Keep young children away from outdoor power equipment.
- Serious burns may result from touching hot engine surfaces.
- Ensure that all sharp tools, fuel, chemicals, and other hazardous substances are stored in a secure, locked area. A simple latch may not be sufficient.

Water Hazards

- Drowning contributes to unintentional injury-related death among young children.
- Children can drown in just a few centimetres of water if it covers their mouth and nose.
- Ensure all backyard swimming pools are fenced. The fence must be at least 1.8 metres high and have a self-latching, self-closing, and lockable gate.

Insect Bites and Stings

- Minimize the risk of attracting insects by not wearing strong perfumes or scented lotions.
- Avoid wearing brightly coloured clothing outdoors.



- Consider destroying or relocating hives and nests situated near your home.
- To avoid injury through inadvertently stepping on a stinging insect, always wear footwear outdoors.
- If your child has received an 'EpiPen Junior' prescription from your physician (for anaphylactic reactions) ensure they understand when and how to use it.
- If your child experiences a severe reaction to an insect sting, or other environmental cause, seek medical attention or call 9-1-1.



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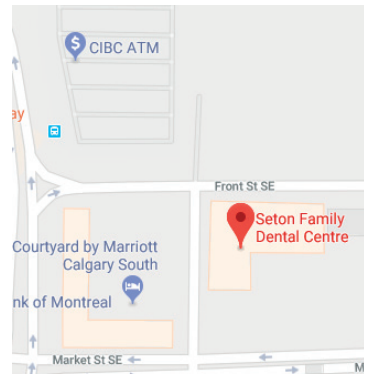
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Divorce: Who Gets the House?

by Christopher Bungay, Divorce Lawyer

The decision of “should we or should we not” get a divorce is not easy. It is a process that involves asking yourself a lot of questions about the future. A common question people ask themselves is “If we get a divorce, who will get the house?”

Many divorcing couples own a home together. There are a lot of emotions and memories attached to the home: A child's first steps, family dinners, family movie nights, the list goes on.

Most often, the question of “who gets the house” arises from another important question: “What is best for the kids?” Children who grew up in the house likely attend schools nearby. Their friends may live in the neighbourhood.

50/50 Roadblock

One major roadblock to one parent owning the house is this: the law (in most cases) says the house is a 50/50 split after a divorce. This means that each spouse is entitled to 50% of the value of the home.

In cases such as this, there are options to avoid this 50/50 roadblock. As part of the divorce process, most couples can negotiate with each other and agree how property and other assets will be split between them. This can be seen from the following example:

- Mr. and Mrs. Lahey own a home worth \$1 million dollars. They also have investments in stocks worth \$1 million dollars.
- Mrs. Lahey wants to stay in the home with the kids. Her aging mom also lives with them. The children attend school near the house.
- Mr. Lahey is okay with moving out, but he does not want to lose out on the money tied up in the house.

Solution: they can agree that Mr. Lahey gets the \$1 million dollars in stock investments, and in turn, Mrs. Lahey becomes sole owner of the family home that is also worth \$1 million dollars.

If Spouses Can't Agree, a Judge Can Step In

If a couple cannot agree on who stays in the house, there are times when an Alberta judge will step in

and make this decision for them. Sometimes, a judge will order the house to be sold, and the proceeds split between the couple.

However, in other cases, a judge can issue something called an “exclusive possession order.” This is a legal directive that says, “Who lives in the house, and who does not.”

The following are circumstances where a judge might order that one spouse can live in the home:

- There is an economic imbalance – example: a stay-at-home mom has no income, and dad earns \$300,000 per year.
- The children need the home for stability – Here, educational needs, health, or extra-curricular activities may require a child to continue living in the home with one parent.

When deciding what to do with the house, it is always best if a couple can agree on something fair for each of them. However, when that is not possible, one spouse may have to go to Court and ask a judge for help.

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Future maintenance of HOA owned land/ amenities in community
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- Community engagement
- Future enhanced landscape maintenance & snow removal in key public (City of Calgary) green spaces & pathways
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Vs

SETON Community Association

- Celebrating community
- Community advocacy for:
 - Schools,
 - Urban planning,
 - Civic issues, Safety and
 - Community issues
- Recreational sports leagues
- Community programming (minor sports) & events
Future development of allocated CA land
- Optional membership - **for both Home Owners and Residents within Seton Urban District, Seton and the Future Brookfield Community**
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RESIDENT PERSPECTIVES

The Calgary Foundation

by Anne Burke



The Calgary Foundation provides grants which must benefit Calgary and area communities for grassroots community initiatives and other purposes. Its mission is to inspire philanthropy, support the charitable sector, and build a permanent endowment for the current and future needs of people living within these boundaries. The organization was incorporated provincially in 1955 as the Calgary Community Foundation, and is a registered charity. It launched with an endowment of \$100,000, from twenty donors each pledging \$5,000, and its first grants totalled \$1,500. The first Board Chair was author and historian Grant MacEwan (1902 to 1986) who was a Calgary Alderman, Mayor of Calgary, MLA and Party Leader, then Lieutenant-Governor of Alberta. He was invested with the Order of Canada in 1975. Daryl K. "Doc" Seaman was described as a hero, icon, pioneer, philanthropist, visionary, and legend. Donor legacies, such as the Grant MacEwan Nature Protection Fund, the Daryl K. Seaman Canadian Hockey Fund, and MacEwan Family Charity Fund, made larger-scale grants possible. By its 70th anniversary, support for community priorities increased with grants to an estimated 1,313 groups. The organization remains focused on reducing poverty, stronger relations with Indigenous communities, creative living, boosting mental health, and a sustainable future. Today the organization carries on its mandate, with scholarships, awards like the Brenda Strathern Writing Prize, and bursaries. Major grants significantly benefit large-scale initiatives with transformational impact to broadly enrich the community. The Community Grants Program aims to strengthen the charitable sector and engage communities. Strategic Opportunity Grants provide support to small charities. Grassroots Grants like Stepping Stones and Neighbour Grants are smaller amounts. Since 1990, The Sherling Animal Welfare Fund pays for capital projects, animal or public education programs, or services for animals brought to a shelter.

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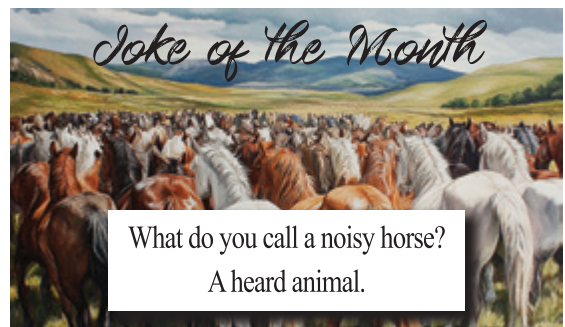
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