

JANUARY 2025

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your **BRAESIDE BULLETIN**

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



Cover Photo by Georgia Sandhu



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REAL ESTATE GROUP

Community Resident
and Market Specialist
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Invisalign uses advanced digital technology to create a step-by-step plan for teeth movement, allowing individuals to visualize expected results before starting treatment for a predictable and controlled approach.

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Invisalign offers a virtually invisible appearance due to its clear and transparent aligners, allowing individuals to undergo orthodontic treatment discreetly.



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In some cases, Invisalign may offer a shorter treatment duration compared to traditional braces, thanks to precise and personalized treatment plans.

REMOVABLE:



Invisalign aligners are removable, providing flexibility in eating and facilitating easier oral hygiene practices by allowing individuals to take them out for brushing and flossing.



IMPROVED ORAL HEALTH:

Being able to remove the clear aligners when necessary makes it easier to practice good oral hygiene like brushing and flossing. This can lead to a cleaner, healthier mouth and cut down on additional issues like mouth sores, cavities, bad breath, and tooth decay.



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BRAESIDE COMMUNITY ASSOCIATION

Contacting The Braeside Community Association

Telephone: 403-253-4232 | Fax: 403-253-3528

Email: operations@braesideyyc.ca

Mailing address: 11024 Braeside Dr SW, Calgary AB, T2W 6G5

We now have new office hours: Tuesday, Wednesday, and Thursday hours: 10:00 am to 3:00 pm. Monday and Friday by appointment only. Board meetings are held every fourth Wednesday each month in the Lower Hall Board Room from 6:00 to 8:00pm. Meetings are open to all Braeside community members. If you have issues or concerns you would like to raise at a board meeting, please call our office or email us to be added to the agenda.

2025 Board of Directors

President	Jennifer Smith	president@braesideyyc.ca
Vice President	Vacant	vicepresident@braesideyyc.ca
Secretary and Community Programs	Elsbeth MacPhee	secretary@braesideyyc.ca
Treasurer	Emily Hess	treasurer@braesideyyc.ca
Engagement and Outreach	Vacant	
Parks and Green Spaces	Jim Jenkins	parks@braesideyyc.ca
Governance	Jennifer Burgess	jennifer@braesideyyc.ca
Garden and Ecosanctuary	Jim Jenkins	garden@braesideyyc.ca
Communications	Vacant	
Memberships	Catherine Seymour	Catherine@braesideyyc.ca

Staff

Operation Director	Gail Rawlinson	operations@braesideyyc.ca
Hall Manager	Karen MacDonald	hallrental@braesideyyc.ca
Child Care	Louise Whitbread	childcare@braesideyyc.ca

Resource Team

Community Resource Officer	Cst. Chad Rausch	pol3693@calgarypolice.ca 403-428-6600
NPC (Neighbourhood Partner Coordinator)	Jenna Findlater	jenna.findlater@calgary.ca
Ward 11 City Councillor	Kourtney Penner	ward11@calgary.ca

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The Braeside Bulletin

The *Braeside Bulletin* is published by Great News Media in partnership with the Braeside Community Association and delivered to all homes in Braeside. Articles can be submitted to operations@braesideyyc.ca. Submission deadlines are the first of every month for inclusion in the following months publication. Space limitations may prevent some material from being published. Editing may be required.

While we make every effort to ensure the information published is correct, we are not responsible for any omissions or errors.

Opinions expressed within these articles, reports, or submissions are the author's and should not be considered as reflecting those of the editor or Community Association.

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"The Braeside Community Association is committed to representing the community with honesty and integrity, working towards common values and goals."

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MESSAGE FROM THE BOARD

Welcome, Braeside Community, to 2025!

It's with great joy that I welcome everyone from the Braeside community into an exciting new year! This year marks an incredible milestone for us – 60 years since Braeside was officially designated as a community in the City of Calgary back in 1965. Let's celebrate this historic anniversary as we weave it into all the amazing things we'll create together in 2025!

To kick off the year, we have some wonderful opportunities to connect and grow. You're warmly invited to our Annual General Meeting on Monday, January 27 at 6:30 pm. The evening will begin with a brief formal session, followed by live entertainment, delicious snacks, and a preview of the three-year vision crafted by the Board, inspired by your feedback from the 2024 community survey. We can't wait to share it with you and hear your thoughts! Your voice matters to us! Ahead of the AGM, check out the website to share your thoughts and be part of the feedback process.

Have you explored our website yet? It's become the go-to hub for everything Braeside! Visit www.braesideyyc.ca for updates on events and programs, links to City of Calgary resource, information about our Board and staff, membership details (and the awesome perks that come with joining!) and our newly updated bylaws (check the About page).

We're always looking for passionate people to help make Braeside even better. If you're interested in becoming a Board Member, leading a committee, or volunteering, we'd love to hear from you! Reach out to Jenny Mae, our BCA President, at president@braesideyyc.ca.

And if you have creative ideas or feedback for the website, send them to web@braesideyyc.ca.

Here's to a fantastic year ahead filled with community, connection, and celebration. Together, let's make 2025 a year to remember!

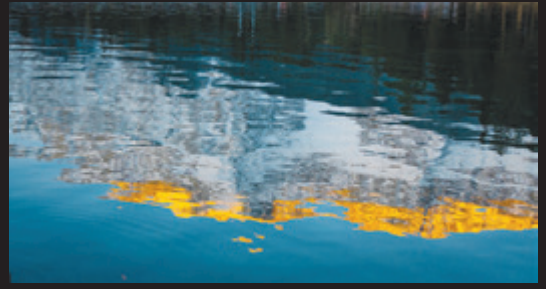
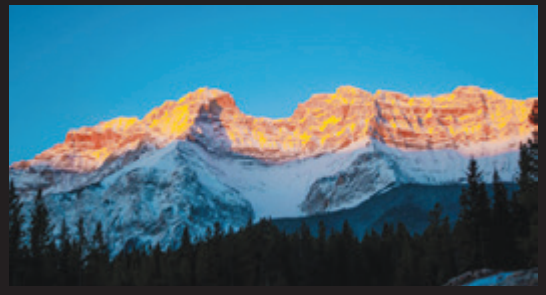
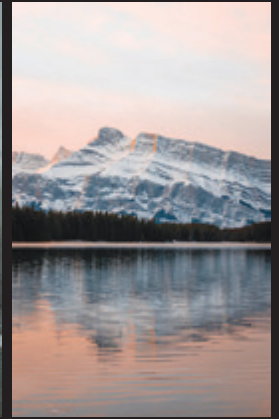
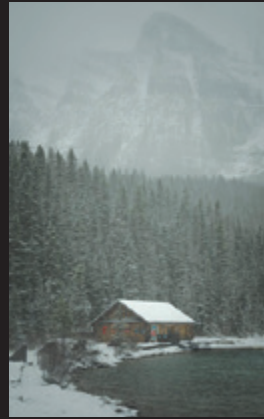
Warm regards,

You BCA Board



Photo Gallery

by Jirapan Nilmanee (Mik)





Become A Member of the BCA

WHY BECOME A MEMBER:

- membership contributions go directly toward keeping Braeside vibrant and connected
- your support helps to maintain our ice rink and buildings
- makes the Stampede BBQ, Halloween, Christmas and Easter celebrations possible

OTHER PERKS:

- 10% off at your first order at Hungry Thai
- 10% off Mini Titans camps and programs
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Tuesday, Wednesday & Thursday Address: 11024 Braeside Dr SW



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27 DAY 01 MONTH 25 YEAR

6:30 PM TIME

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WHOLE FAMILY!**

- In order to vote, you must have purchased a membership 30 days in advance of the AGM
- Want to join our cast of incredible 2025 board members? Email president@braesideyyc.ca

Puppet Master




What do Yoda, Cookie Monster, and Miss Piggy have in common? They were all brought to life by the legendary puppeteer Frank Oz! From a wise Jedi Master to a cookie-loving monster and a diva pig, Oz's incredible talent made these characters unforgettable.

GAMES & PUZZLES

Guess the Instrument!

1. Dating back at least 50,000 years, this is considered the oldest known musical instrument in the world.
2. This instrument's name comes from the Persian word meaning "three-stringed."
3. This instrument is made up of 88 keys that strike 230 strings.
4. Along with the shamrock, this instrument is the official State emblem of Ireland.
5. This instrument is played with a bow made up of at least 150 individual hairs.
6. The Fender Stratocaster is this kind of instrument.

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Protect Your Household Water Lines and Meter from Freezing

by the City of Calgary



Every winter, some Calgarians will experience frozen water pipes, service lines, and water meters, resulting in a water outage. The City's Frozen Pipes Prevention Program works proactively with homes considered at higher risk due to factors such as location, depth, and configuration of water pipes and a history of freezing.

Recently we have noticed an increase in frozen pipes in homes that are typically at a lower risk, where taking some of the steps below could have prevented household pipes from freezing. Ways to avoid freezing include:

- Keep your thermostat at a minimum of 15°C, even if you're away from home.
- Eliminate any cold drafts in unheated areas where water supply lines are located. This can include basements, crawl spaces, attics, garages, and under bathroom and kitchen cabinets.
- Repair broken windows, check doors, and insulate areas that allow cold exterior air to enter.
- Insulate your hot and cold-water pipes located in cold areas.
- Open interior doors and cabinets in cold areas to allow heat from the house to warm unprotected pipes.
- Turn off, disconnect, and drain the water line to outside faucets, garden hoses, pools, or decorative water features.
- If your hot water tank is in a maintenance room outside of your home, make sure the area is adequately heated.
- Regularly run water in your pipes through everyday use.

Visit calgary.ca/frozenpipes to learn more, including actions you can take if you suspect you have frozen pipes.

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Questions?

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YOGA WITH JANINE



WINTER SESSIONS:

JAN 13-MAR 3 - 5:30PM-6:15PM
MONDAY'S
CODE 0101

JAN 15-MAR 5 - 8:20AM-9:05AM
WEDNESDAY'S
CODE: 0100

JAN 14-MAR 4 - 5:30-6:15PM
TUESDAY'S
CODE 0102

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\$14/CLASS (\$112/8WEEK SESSION) - BCA MEMBERS
\$16/CLASS (\$128/8WEEK SESSION) - NON-MEMBERS



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QUESTIONS OR TO REGISTER:

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EMAIL: OPERATIONS@BRAESIDEYYC.CA

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Polar Bears' Secret Colour

Here's a cool (and surprising) fact: polar bears actually have black skin! And get this - their fur isn't white, it's transparent! The black skin helps them soak up precious heat, while their transparent fur reflects light, making it look white and blending them perfectly into the snowy Arctic.



Great Progress for BCA's Garden Ecosystem Project This Year

Thanks to generous volunteers and active committee members, a couple of community grants and a lot of fun digging holes and slinging dirt, we achieved excellent progress on our garden ecosystem project this year. Our stats included 45 youth-built bird houses, four fruit trees planted, two large flower beds built, four shade trees planted, 18 cubic yards of dirt shovelled, 100 plants of twelve different species donated and planted by residents, four oak benches built for our community gathering space, and two large truck loads of mulch consumed. The new trees are now comfortably wrapped in their burlap blankets and Jim finished securing the trees to avoid wind damage over the winter.

We can hardly wait until next spring to start our 2025 projects. If you think you want to be part of an inspiring project to create beauty in the community, or you like gardening, building things like garden boxes or planters, slinging dirt or just want to watch, check out the area behind the Braeside community building and contact Jim at garden@braesideyyc.ca. Our committee will start meeting again in January to plan the next phase.



Friendship

by Cheryl Dunkley

Is there anything better than a buddy on whom you can depend?

Always comes running when you call, "Help"

When she shows up, you know trouble is soon at an end.

Confiding, sharing, laughing, crying too

Many things in our lives make us happy or blue.

We don't always agree, but that's okay...

Giving each other time to have our say.

Careful with advice... is that a request?

Knowing when to be silent,

A hug can sometimes be the best.

We have different lives, our choices miles apart

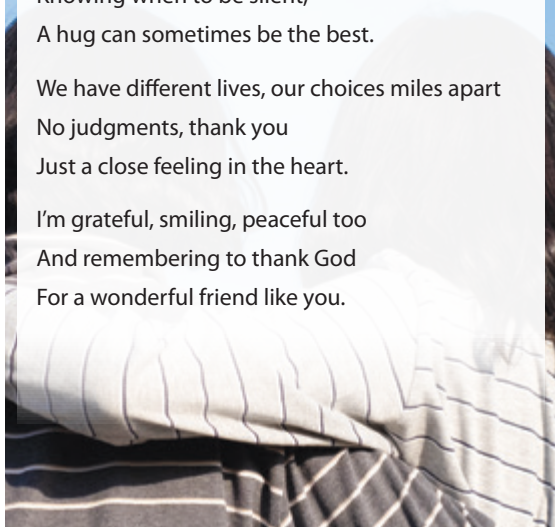
No judgments, thank you


Just a close feeling in the heart.

I'm grateful, smiling, peaceful too

And remembering to thank God

For a wonderful friend like you.





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Word of the Month

Cynosure: noun (SIGH-noh-syoor)

A center of attraction or attention.

The bride was the cynosure of all eyes at the wedding.



8						6		
7	5						1	8
		3			4	5	9	
1				8				
9			4	6	5			
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FOR THE SOLUTION



January Special

Senior's Fitness

BCA Members get a 10% discount on the 10 time senior's fitness pass in the month of January.

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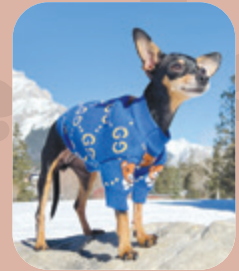
Bear, *Palliser*



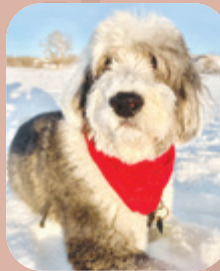
Buster, *Hamptons*



Lizzy, *Huntington Hills*



Mirabella, *Lower Mount Royal*



Poupie, *Deer Run*



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September 24	17	8	\$574,900	\$577,450
August 24	10	15	\$499,888	\$490,000
July 24	10	11	\$376,763	\$384,000
June 24	16	12	\$559,950	\$581,875
May 24	16	15	\$429,900	\$445,800
April 24	13	11	\$469,900	\$480,000
March 24	7	10	\$517,500	\$610,125
February 24	15	10	\$494,900	\$488,750
January 24	8	6	\$577,450	\$582,500
December 23	3	7	\$389,900	\$399,900

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MLS averages please visit brae.mycalgary.com






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2024 CALGARY MARKET REVIEW ANOTHER BUSY YEAR FOR REAL ESTATE

2024 saw a continuation of the busy market we've experienced over the past four years. Home prices in Calgary overall have been steadily increasing and are now stabilizing near their all-time high at an average price of \$612,000, 33% above what they were at the end of 2020. In Braeside, compared to one year ago, the average price of detached homes is up 9% to \$667,000. The higher price of detached homes has shifted many buyers toward condos and townhomes as more affordable options.

The second half of the year brought slightly higher inventory levels and fewer competing-offer scenarios, which provided an opportunity for buyers to make a purchase under more comfortable circumstances. Also, the Bank of Canada has cut their policy interest rate by 1.25% thus far in 2024, which makes borrowing more affordable. These have proven beneficial to home buyers.

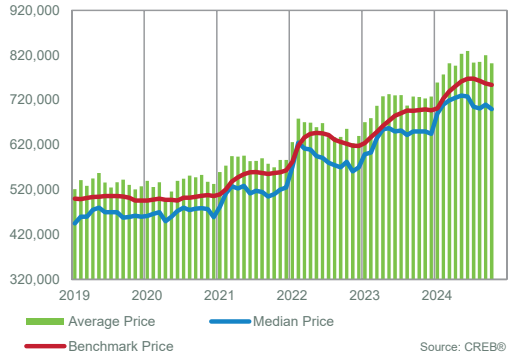
Net migration continues to be a driving factor in the increase in home prices. Calgary's current population is approximately 1.5 million people which is roughly 5% higher than last year. People continue to be attracted to our city for its affordability, proximity to the mountains, strong economy, relatively low taxes and reputation for being a friendly place to live.

If you've been considering buying or selling, please drop us a line to chat about the best strategies to navigate these complex market conditions!

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