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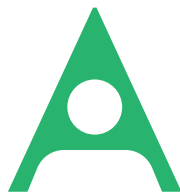


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- Remove all old materials from bathroom and job site
- Supply & install new acrylic soaker tub
- Supply & install new toilet with soft close seat
- Supply & install new Delta pressure balance taps
- Supply & install new showerhead & diverter spout
- Supply & install new mold-resistant board
- Supply & install new tile to ceiling
- Supply & install one corner caddy & soap dish
- Supply & install new subfloor
- Installation of new tile flooring
- Supply & install new vanity
- Supply & install new granite or quartz countertops with undermount sink
- Supply & install new Delta vanity tops
- Supply & install new drain system & pop-up stopper

ABSOLUTELY NO HIDDEN COSTS

Some restrictions may apply. Reg: \$14,679

SALE **\$10,769**
Limited Supplies

TUB TO SHOWER CONVERSION

- Remove all old materials from bathroom and job site
- Supply & install one custom shower stall 60" x 30"
- Supply & install new water resistant board
- Schluter base
- Supply & install new tile to ceiling
- Supply & install custom shower doors
- Supply & install new Delta pressure balance taps
- Supply & install new toilet with soft close seat
- Supply & install one corner caddy with soap dish

ABSOLUTELY NO HIDDEN COSTS

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PRESIDENT'S MESSAGE

Greetings everyone! Here is an update.

Our casino fundraiser was held at the end of September. We are so grateful to and congratulate Norm Bunn and all the volunteers who make this event a success.

We are pleased to welcome Seedlings Preschool back with the recent four-year extension of their tenancy.

We are reviewing and awaiting information relied on by the City in connection with the revised proposal for Glenmore Landing redevelopment, which now appears almost double the density initially approved by the City. We expect that this aggressive move to be viewed with interest in our court action. It comes while continuing to withhold the information we have been requesting (and need to provide meaningful response) in connection with the initial application to permit high rise development that would see several thousand more people using Glenmore Landing every day. Understandably, we have, all along, been concerned to see the assumptions that have been made about the effect on the Glenmore reservoir and nearby parkland, and whether our infrastructure can reasonably be expected to serve the increased demands. There is already reduced vehicle access to the site because of the new bus lane along 14 St and what is proposed requires a tremendous increase in needs for water, sewer, and emergency access, which were not planned for when the present infrastructure was built.

These concerns have increased – not diminished – with what we have seen this past summer, concerning how well City water mains have been maintained up till now.

We expect to see increased public interest in these critically important issues, after January, when more discussion will develop, in anticipation of the upcoming municipal election.

Our Community Association plans to hold an Open House, in late February or early March, with our Annual General Meeting. Watch for further announcements and mark your calendars. We hope to see you there.

Our thanks to all of you for your commitment to democracy and protection of our rights, and especially for your contributions to support these things by contributing to the legal costs of the court proceeding.

Please consider the value of your homes and provide your generous contribution to help with those legal costs, which is needed and will be appreciated.

The PBPCA is a registered charity. Through our website, www.pbpccommunity.ca/donate/ you can follow the link and get an immediate tax receipt for your donation.

To save on processing fees, for donations of more than \$250, please note "Environmental and Planning Advocacy" on the cheque, payable to "Palliser Bayview Pumphill Community Association". Mail the cheque to the PBPCA at 2323 Palliser Drive SW Calgary, Alberta, T2V 3S4, and the tax receipt will be mailed to you.

Wishing you all the best as the festive season approaches.

Harris Hanson



PBP BOARD MEETINGS



PBP Board meetings are held the first Tuesday of each month at 7:00 pm (subject to change at any time). All members welcome to join. Please send a confirmation email before you come so that we can be sure to have time to address any questions or concerns.

Looking forward to seeing you!

you



can be the reason young people and families experience the magic of opening a present on Christmas morning!

We have two ways for people to give this holiday season: Gifts for Kids & Youth, and Adopt-A-Family or Young Adult.

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PBP AGM & OPEN HOUSE



Guest speaker

Richard Harrison
Lawyer



TOPICS:

- City Sale & Development of Glenmore Landing Green Space
- Challenging City decisions for Blanket Rezoning of Neighborhoods
- The Important Roles of Community Associations



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**7PM
TUESDAY
MARCH 4TH
2025**

Location:
Nellie McClung School
2315 Palliser Dr SW, T2V 3S4

**EMILY SUDERMANN
&
AMY BROOKS**

Community Specialists

November 2024

REAL ESTATE NEWSLETTER



SEPTEMBER 2024 AVERAGE SALE PRICE PUMPHILL, PALLISER AND BAYVIEW

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Amy@brooksrealestategroup.ca

2024

MARKET SUMMARY

RE/MAX House of Real Estate

12

Average active
listings/month

\$655,556

Average
price sold

18

Days on
market

10

Average
listings
sold/month

2024 PBPCA Board of Directors



President	Harris Hanson	President@pbpccommunity.ca
Vice President	Anna Kaufman	Vicepresident@pbpccommunity.ca
Treasurer	Jim Sorenson	
Secretary	Lesley Farrar	secretary@pbpccommunity.ca
Director, Civic Affairs	Sushma Mahajan	
Directors at Large	Mike Krayacich, Sam Plucer, Irwin Rajesky, Jayda Rosenthal, Kevin Taylor, Kory Postma, Robert Mason	
Facility Coordinator	Jen Sherstabetoff	pbpcam@pbpccommunity.ca
Community Contacts		
Community Resource Officer	Cst. Chad Rausch #3693	CRausch@calgarypolice.ca
pbpcam@pbpccommunity.ca 403-281-1908		

RIVER HORSE

Did you know that hippopotamuses can't swim! Despite spending most of their time in the water (almost 16 hours per day) they are unable to float on the water because of their dense bones. Instead, they gallop, quite gracefully, on the riverbed.

SCAN HERE TO VIEW ADDITIONAL CONTENT: NEWS, EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE

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	Properties		Median Price	
	Listed	Sold	Listed	Sold
September 24	0	0	\$0	\$0
August 24	3	4	\$1,312,500	\$1,246,500
July 24	0	0	\$0	\$0
June 24	1	0	\$0	\$0
May 24	3	3	\$1,499,900	\$1,510,000
April 24	2	1	\$1,549,900	\$1,702,000
March 24	0	0	\$0	\$0
February 24	0	0	\$0	\$0
January 24	0	0	\$0	\$0
December 23	0	0	\$0	\$0
November 23	0	0	\$0	\$0
October 23	0	0	\$0	\$0

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

Yielding to Emergency Vehicles

by Alberta Health Services



For everyone's safety, it is important motorists understand how to correctly yield right-of-way to emergency vehicles with their lights and sirens activated. You can help EMS, police, and fire get to the scene quickly and safely by following these rules of the road.

When an emergency vehicle approaches with lights and siren activated:

- If you're in the middle of an intersection when an emergency vehicle approaches with lights and siren activated, safely clear the intersection.
- On a one- or two-lane road, motorists should move to the right side of the road, slow down, and then stop, remaining parallel with the road. Remember to signal.
- Move right or left to the nearest curb on one-way streets.
- On a road with three or more lanes, motorists should move to the nearest side of the road and stop. If driving in the centre lane, move to the right side of the road and stop. Remember to signal.
- Come to a complete stop and wait for the emergency vehicle to pass. Shoulder check for more emergency vehicles before re-entering traffic flow. Remember to signal.
- Emergency vehicles might use any available road space to maneuver. This could include shoulders or turning lanes, etc., to pass other traffic.

When operating a vehicle:

- Motorists must reduce speed to 60 km/h or the posted speed, whichever is lower, when passing emergency vehicles or tow trucks that are stopped with their lights flashing. This law applies to the lane(s) immediately next to the stopped vehicles. If you're not in the lane next to the stopped vehicles, it is recommended to reduce speed and leave lots of space between yourself and emergency personnel.
- Do not break the rules of the road in order to give right of way to an emergency vehicle. This could include proceeding through a red light or making an illegal turn. Actions such as these jeopardize all motorists in the area.
- Drivers must place their full attention on the roadway and toward the safe operation of their vehicle at all times. The fine for distracted driving in Alberta is \$300 and three demerit points.
- Do not drive within 150 meters of an emergency vehicle with its siren and/or flashing lights on. For reference, 150 m is nearly 1.5 times the length of a football field.

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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WINDOWS 1.0

Microsoft introduced Windows 1.0 on November 10, 1983, but it took almost two years to release. When it launched on November 20, 1985, anyone with a personal computer could use programs such as Calculator, Paint, Notepad, Write, Clock, and even the game Reversi!



Membership Application Palliser • Bayview • Pump Hill Community Association

One Year Membership: Household cost:
Regular \$25 (discounted for 55+ \$10/household)

Please see pbpcommunity.ca/membership for terms and conditions

Membership is 12 months from date of purchase.

We / I live in: Palliser Bayview Pumphill Other

Name: _____

Additional household members' names (ages for kids): _____

Full Address: _____

Phone: _____ Cell/SMS: _____

Email*: _____ Contact Preference: Phone Email

I agree that PBPCA may send me emails about PBP events, programs, or current affairs.

*We value your privacy. We will not rent or sell your email address.

The PBP community holds many successful functions each year thanks to the tremendous help of our volunteers. If you would like to become involved, please indicate below where you would be interested in volunteering:

Board Member Family Skate Days Garden Maintenance Casino

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www.pbpcommunity.ca



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Our community Association can accommodate up to 60 guests for seated functions or 75 standing. Our hall is 1040 sqft and is great for events like birthday parties, baby showers, Anniversary parties, workshops/seminars, also great for children's groups such as arts shows and much more!

The main Hall includes 60 chairs and 12 tables (6' x 2.5'). Our kitchen is not commercial but holds a stove, fridge, microwave, sink, and coffee makers. We do have free Wi-Fi. We also have a few extra perks that can be included for an extra fee such as: screen, projector, small speaker system, Propane BBQ, and Master Chef outdoor grill.

Our Rental Rates Are as Follows:

Hourly - Weekend (Fridays through Sunday) \$55 per hour, minimum three hours with a \$35 mandatory cleaning fee.

Half Day Rental - Weekends (Friday through Sunday)
Half Day Rental (2:00 pm to 1:00 am) \$350 with a \$50 mandatory cleaning fee.

Full Day Rental - Weekend (Friday through Sunday)
All-day Rental (6:00 am to 1:00 am) is \$500 with a \$50 mandatory cleaning fee.

Weekday Hourly Rentals - (Mondays to Thursdays)
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Board Room Rentals

\$25 per hour no minimum, your rental time must include your set up and clean up or you can pay the optional \$35 fee for cleaners.



Black Bears in West Calgary

by Ursula Bruin



Black bears are known for their sleek black fur, although colour variations can include brown, cinnamon, and even a rare white colour known as the Kermode bear or “spirit bear”. Adult black bears typically weigh 90 to 350 kg. They can smell food from a kilometre away and have flexible lips to eat fresh grass, insects, roots, berries, carrion, and garbage (when available). They are good swimmers and can run at a top speed of about 40 km per hour.

In the wild, black bears typically reach sexual maturity by age 2 to 5 and live 10 to 15 years - longer in captivity. They mate in June, but the fertilized eggs will (if the mother has enough



body fat) implant in November, and they usually give birth to two cubs (each weighing less than 0.4 kg) in January, while hibernating in their dens. Nursing mothers often lose a third or more of their body weight over winter, while non-nursing bears lose only 15 to 25 percent.

The next spring, mothers continue to lead and protect their cubs until June, when the cubs are about 17 months old, and the mother becomes ready to mate again. She recognizes them for several years, allowing them to remain in parts of her territory which she then avoids. She shifts her territory to include new adjacent areas if available or tolerates overlap with her daughters if other areas are not available. Young males voluntarily leave their mothers’ territories before reaching maturity, traveling up to 137 miles or more before settling down and establishing mating ranges.

Black bears are hibernating by November, when available food is scarcer, and it is not economic with calories to be foraging in the cold.

As Calgary expands, natural habitats for black bears and other wildlife are being altered or fragmented.

Bears are shy and are seldom found in the city. Their visits are in quieter areas near the river valleys, when looking for new territory - typically in August or September, when (years apart) black bears were seen in Bayview or Eagle Ridge (near the Glenmore Reservoir) feeding on berries or fallen apples. There was a visit to Discovery Ridge in recent years, in May, following which we have seen signs in west side neighbourhoods, all summer, asking that garbage bins not be left out overnight.





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Info: <https://pbpcommunity.ca/programs/>
Email: pbpmathcoding@pbpcommunity.ca



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GAMES & PUZZLES

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1. This gorgeous UNESCO World Heritage Site in India was built to be a mausoleum.
2. The _____ was made across many dynasties and states, taking over 2,500 years to construct.
3. This stunning Italian landmark is also called the Bell Tower and is over 180 feet tall.
4. This iconic structure was built for the 1889 World Fair; it celebrated the 100th anniversary of the French Revolution.
5. This famous ancient city was frozen in time due to almost the exact opposite circumstance.
6. There are no straight lines in this ancient temple structure, located on the Athenian Acropolis.



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		3					
							7
		2		1	3		4
	1		4		2	3	
7		1		2			
8			1	4			
	6						

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



SHORTER TREATMENT:

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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PALLISER COMMUNITY REAL ESTATE ACTIVITY

	Properties		Median Price	
	Listed	Sold	Listed	Sold
September 24	10	8	\$562,450	\$563,500
August 24	10	11	\$499,900	\$501,000
July 24	9	5	\$599,900	\$590,000
June 24	4	4	\$737,500	\$756,250
May 24	13	16	\$494,950	\$520,000
April 24	11	10	\$424,900	\$452,500
March 24	6	5	\$640,000	\$680,000
February 24	3	3	\$439,000	\$503,000
January 24	7	8	\$394,450	\$401,250
December 23	4	3	\$725,000	\$745,000
November 23	6	2	\$432,450	\$441,650
October 23	3	5	\$450,000	\$467,100

To view more detailed information that comprise the above
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	Properties		Median Price	
	Listed	Sold	Listed	Sold
September 24	3	1	\$999,900	\$995,000
August 24	0	2	\$1,469,444	\$1,355,000
July 24	1	2	\$1,199,000	\$1,169,000
June 24	4	2	\$1,349,450	\$1,346,513
May 24	4	4	\$1,149,950	\$1,212,500
April 24	4	3	\$950,000	\$950,000
March 24	2	0	\$0	\$0
February 24	1	2	\$974,500	\$965,000
January 24	3	3	\$1,275,000	\$1,185,000
December 23	1	1	\$624,900	\$685,000
November 23	0	0	\$0	\$0
October 23	2	2	\$1,624,450	\$1,602,500

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