# Signal Hill

THE OFFICIAL SIGNAL HILL COMMUNITY NEWSLETTER



### David knows the Westside.



Friend
Neighbour
Realtor\* **David** Pellettier

403-869-7971 | david@davidpellettier.ca | davidpellettier.ca

shca.ca







## **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

🔀 info@bmaxbrokers.com | 📞 403-249-2269

Are you an Executor? Don't know what to do?



Geraldine Hampton, Estate Lawyer, can help.

403-483-2020

estateoptions.ca





Geraldine Hampton, Realtor<sup>®</sup>, can help.

RF/MAX Real Estate (Mountain View)

403-606-5776

geraldinehampton.com

# **JUNK®KING**

a **neighbourly** company

LET US HELP YOU



\$25 OFF USE PROMO CODE SPRING2025 587.416.1453

SCHEDULE A FREE ESTIMATE





# SIGNAL HILL COMMUNITY REAL ESTATE ACTIVITY

	Properties		Median Price	
	Listed	Sold	Listed	Sold
March 25	41	31	\$465,000	\$472,000
February 25	23	15	\$550,000	\$530,000
January 25	20	11	\$485,000	\$485,000
December 24	5	9	\$475,000	\$475,000
November 24	12	19	\$699,900	\$808,888
October 24	25	20	\$481,350	\$480,500
September 24	32	22	\$497,400	\$523,500
August 24	19	20	\$479,900	\$473,950
July 24	27	20	\$806,500	\$829,250
June 24	23	21	\$550,000	\$545,000
May 24	27	24	\$464,450	\$487,500
April 24	26	20	\$592,400	\$587,500

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

# 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.

### **CONTENTS**

- 6 CA BOARD CONTACT LIST
- 7 MAY CROSSWORD
- 8 SUDOKU
- 10 PHOTO GALLERY BY STU FRANKLIN
- 11 FEDERATION OF CALGARY COMMUNITIES: GET INVOLVED AND LEARN ABOUT CALGARY'S NEW ZONING BYLAW
- 12 BUSINESS CLASSIFIEDS









### SCAN HERE TO VIEW ADDITIONAL SIGNAL HILL 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.



### **Board Contact List**

President	Ronald Waters president@shca.ca		
Vice President	Rob Leong veepee@shca.ca		
Secretary	Brad Volk secretary@shca.ca		
Treasurer	Rachelle Karski treasurer@shca.ca		
Fundraising	Gord Vogt fund@shca.ca		
Social	Aroop Rayu social@shca.ca		
Communications and Membership	Vacant membership@shca.ca		
Technical	Curtis Lesperance web@shca.ca		
Business Liaison	Harrison Yau business@shca.ca		
Development	John Lamacchia development@shca.ca		
Property and Facilities	Terry McGuire maintenance@shca.ca		
Maintenance Director	Vacant		
Director at Large	Kelly Hopper director1@shca.ca		



#### LANDSCAPING SPECIALISTS



FOR A FREE ESTIMATE
ON LANDSCAPING
CALL SHAWN 403.651.0424
WWW.ASFCONTRACTING.COM

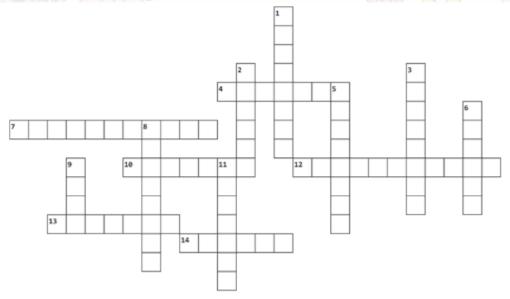
COMMERCIAL/RESIDENTIAL LAWN MAINTENANCE • PAVING STONE • SOD • RETAINING WALL INSTALL • FENCES • DECKS



#### Services

Plumbing & Drain Cleaning Heating & Gasfitting Inspections Tank Replacement Sewer Camera Inspections

24 HOUR EMERGENCY SERVICE tel. 587 392 6486



#### Down

- 1. Cory \_\_\_\_\_, famous for his role as Finn Hudson on *Glee*, was born on May 11, 1982, in Calgary, Alberta.
- The first \_\_\_\_\_\_ Awards were held on May 4, 1959, with Ella Fitzgerald winning the award for Best Jazz Vocal Performance.
- 3. Astrophysics for People in a Hurry by Neil \_\_\_\_\_\_ Tyson was originally published in May 2017.
- On May 8, 1980, the World Health Organization declared that this disease, caused by the variola virus, had been eradicated.
- 6. Fashion designer, Coco \_\_\_\_\_\_, released her eponymous perfume, \_\_\_\_\_\_ No. 5, on May 5, 1921.
- 8. Canadians celebrate the birthday of this Queen on May 19.
- 9. The month of May is named after \_\_\_\_\_\_, the Greek goddess of growth, fertility, and spring.
- 11. The Canadian government established the North-West \_\_\_\_\_\_ Police on May 23, 1873.



#### Across

- 4. This popular TV sitcom aired its series finale "The Last One" on May 6, 2004, in the United States.
- Pyotr Ilyich \_\_\_\_\_\_ was a guest conductor for the opening of Music Hall (now Carnegie Hall) on May 5, 1891.
- 10. On May 16, 1929, the first \_\_\_\_\_\_ Awards were held with the silent film *Wings* winning Best Picture.
- 12. The first-ever race of the Formula 1 World Championship was held on May 13, 1950, at this iconic English circuit, which is still used today.
- Amelia \_\_\_\_\_\_ started her first transatlantic solo flight on May 20, 1932, departing from Harbour Grace. Newfoundland.
- 14. The \_\_\_\_\_\_ Reloaded was released on May 15, 2003, starring Canadian actor Keanu Reeves and Canadian actress Carrie-Anne Moss.

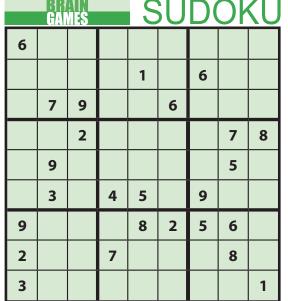


#### **GAMES & PUZZLES**

#### **Guess the Video Game!**

- 1. This video game was developed and published by Atari in 1972, making it one of the earliest and most well-known video games.
- 2. With over 300 million copies sold, this is the best-selling video game of all time.
- 3. Physicist William Higinbotham created the very first game called \_\_\_\_\_\_; and no, it's not what you think!
- 4. A video game classic, the character of Mario was originally called \_\_\_\_\_\_.
- 5. Beginning as a joke, this 1999 Nintendo 64 game included an unlikely rap about its main characters.
- 6. The Stalfos are the only enemy creatures to appear in every edition of this video game since its creation.





SCAN THE QR CODE FOR THE SOLUTION



#### GROUND CONTROL TO MAJOR TOM

On May 12, 2013, an unlikely beautiful voice in space emerged. Canadian astronaut Chris Hadfield, aboard the International Space Station, fittingly recorded a cover of David Bowie's "Space Oddity". His video, featuring him floating in zero gravity while singing, quickly went viral.



# Father's Day

For all the things your father was to you, honour him this Father's Day by placing a complimentary flower on his resting place. Sunday, June 15 • 10:00 am – 2:00 pm • All welcome for a Free Family BBQ

Seden Brook Funeral Home & Cemetery

by Arbor Memorial

24223 Township Road 242, Calgary, AB • 403-217-3700 • edenbrookcemetery.ca

Arbor Memorial Inc.







Stucco Coatings
Stucco Repair

# hassle-free exterior restorations.

Mountain View Painters is a full-service painting company, specializing in elastomeric stucco coatings. We have access to a wide array of top-quality products that are proven to improve the durability and appearance of your property, guaranteed!

find us on







houzz

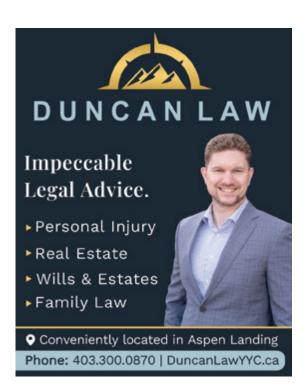
#### the leading professionals in:

- Exterior Painting
- Interior Painting
- Powerwashing
- Colour Consultation...and much more

mvp

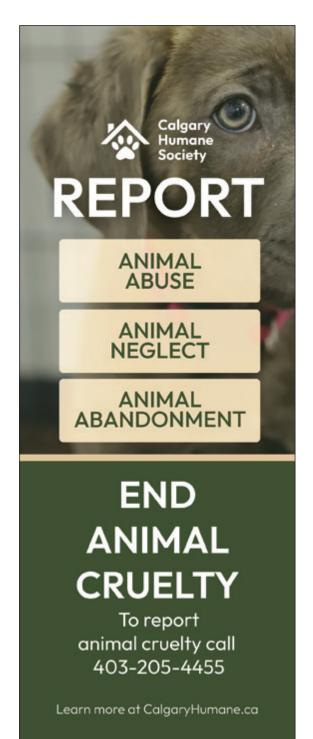
Calgary Owned and Operated!

mvpcanada.ca











# Get Involved and Learn About Calgary's New Zoning Bylaw

by Federation of Calgary Communities

Since October 2023, the City Building Program team has been working with Calgarians to learn what they value and experience living in Calgary, and to plan for the future of how we move, build, and use land across the city.

The City Building Program includes the Calgary Plan (merges the current Municipal Development Plan and Calgary Transportation Plan into one document), the Zoning Bylaw (currently the Land Use Bylaw), and Street Manual (currently the Complete Streets Policy and Guide). All three of these documents have been drafted based on four phases of public engagement, existing policies, Council priorities, partnering with the Indigenous community and equity-denied groups, and consultation with interested parties.

While the Calgary Plan was brought to the Infrastructure and Planning Committee and deferred until Q2 2026, the Zoning Bylaw draft is still seeking public input and feedback.

Curious to know what the Zoning Bylaw is and how it impacts you? This upcoming fifth phase of engagement will continue building awareness and education on the Zoning Bylaw and how it ties into the Street Manual and the Calgary Plan.

Your voice matters. We want to hear from you to ensure the new Zoning Bylaw meets the needs of our growing city. You can participate online or at in-person events around the city from May 5 to 31, 2025, and subscribe to our newsletter for project updates.

For more information, visit calgary.ca/citybuilding or email citybuilding@calgary.ca.



#### In Loving Kindness

by Garth Paul Ukrainetz

Be not abashed when life is tough

No shame in having need

At times the road is harsh and rough

Confused this world indeed

It's crucial that we all reach out

In giving and receiving

To rise above the walls of doubt

Together we're believing

We're here to care, we're here to share

For that's what life's about

In loving kindness, hearts prepare

The Food Bank helping out



#### **EKA LEGAL** YOUR NEIGHBOURHOOD



- · Personal Injury
- Immigration
- · Wills & Estate
- · Notary Services

Your Peace of Mind is Our Priority

**GET IN TOUCH** 

www.eka-legal.com

✓ info@eka-legal.com 

403.560.9464



403-714-0711 autterdoctor.ca

Home exterior services. We do eavestrough cleaning, repairs, & installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, heat cables, power washing & window cleaning. Local business for over 20 years with more than 60,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty!

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

NEPTUNE PLUMBING & HEATING LTD: Qualified journeymen plumbers/gasfitters, very experienced in Signal Hill. Upfront pricing. Reliable, conscientious, fully guaranteed. Mon - Fri 8:00 am - 5:00 pm. 24-hour emergency service, call 403-255-7938. "Showering you with great service."

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.

SIGNAL HILL 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.

LANDSCAPING & WINDOW CLEANING: Weekly vard care starting at \$39. Decorative mulch, rock, soil and sod installation. Window or gutter cleaning starting at \$109; interior or exterior, Garden beds, stone patios, walkways and rock walls. Deck and fence builds, small concrete jobs and synthetic grass installation. A+ Member of BBB. Licensed and Insured, WCB, 403-265-4769 | YardBustersLandscaping.com.

**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.

**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.

# **BUSINESS CLASSIFIEDS**

**SIGNAL HILL PAINTER:** 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.

**ACUMEN APPLIANCE REPAIR:** Locally based company. Home appliances repair and installation, lint vent cleaning. All kinds and makes: stoves/ovens/ranges, fridges, freezers, washers/dryers, dishwashers, microwaves, trash compactors. Flexible hours, evening and weekend visits are available. Discounts for senior customers. Call at 587-997-4824 or e-mail acumenappliance@gmail.com.

**CERTIFIED MASTER ELECTRICIAN:** Terry Raabis, RME/ CME, CQT – Big Sky Ventures. Call: 587-228-9371 or e-mail: bigskyventures@shaw.ca. Home renos, rewiring, troubleshooting, vehicle charger connections, smoke and carbon monoxide detectors, service panel upgrades, and much much more! Fully licensed and insured. Customer satisfaction guaranteed. Call us for a no-charge site visit and estimate.

**JEFFREY ELECTRIC:** Friendly, professional electrical service for your next residential project, large or small. 10 years serving Calgary, City Qualified Trade, Master Electrician, licensed, insured. Very competitive rates for quality electrical work. Service panel upgrades from 60 amp to 200 amp. Car chargers, aluminum rewiring, custom kitchens and basements. Free estimates. www.cejelectric.com or call Clayton at 403-970-5441.

**RUSSELL'S LAWN SERVICE:** Since 2000, locally owned, family operated, insured, WCB clearance, and BBB accredited. Providing quality, reliable service, free estimates, and a 15% senior discount. Specializing in mowing, power-raking, aerating, fertilizing, tree/hedge trimming, and landscaping/xeriscaping. Lawn service bookings are limited, reserve now. Visit us at www.russellslawn.com or call 403-686-LAWN (5296).

ALL-SEASON EXPERTS – JK LANDSCAPING INC. Trusted in Calgary for 25+ years. We specialize in spring cleanups, lawn care, hedge trimming, and eco-friendly yard solutions. From vibrant lawns to reliable snow removal. Accepting new clients - secure your spot today. 587-435-4708 | sales@jkinc.org | www.jkinc.org.

**GUTTER DOCTOR:** Home exterior services. We do eavestrough cleaning, repairs, and installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, heat cables, window washing and pressure washing. Local business for over 20 years with more than 60,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty! www.gutterdoctor.ca, 403-714-0711.

**KITCHEN CABINETS REFINISHED:** Hate the orange in your oak cabinets? Restore wood cabinets, water damage, get grime removed for approximately \$1495. Or change the look with a new colour spray finish for about \$3695. Environmentally friendly alternative to replacing or refacing. Call Doug at 'Not Just Paint' for a free estimate/consult. 403-671-0324.

**PERFECTION PRUNING:** Have you been noticing that your trees and shrubs are in need of some care and attention? We can help make your yard look beautiful again! Experienced arborist with excellent climbing, pruning and removal skills. Free quotes and 100% satisfaction guaranteed! Call or text Caleb at 403-660-7475. www.perfectionpruning.com.

**SMITH PROPERTY RENOVATIONS:** Experienced general contractor with high attention to detail. From kitchens to bathrooms, and everything in between. Check out my website and homestars page for pictures and reviews. Free estimates, licensed and insured. Website: Sp-renos. ca, phone: 587-333-5568, email: craig@sp-renos.ca.

MASTER ELECTRICIAN AND HOME HANDYMAN: Professional, quality electrical installations and home handyman repairs. Specializing in residential and commercial electrical installations and repairs, as well as handyman household repairs, renovations large or small. Very competitive rates for insured, quality work. Give me a call for a free quote! Contact Robin at 587-664-6961 or porterrobin@msn.com.







Call Terry for your personal tour 403-288-6266

Mention promo code 'Signature' for a special incentive

# GREAT NEWS MEDIA

LEADERS IN COMMUNITY FOCUSED MARKETING

We make your phone ring.
We bring you more customers.
We grow your sales.

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





# Why your neighbours choose David when it's time to sell their home.

David sells faster.

38% faster

When it's time to sell your home, David sells it **38% faster**. David's listings averaged **20 days on market** vs the rest of the market at 32 days, over the past 5 years.\* David sells for more.

100%

Over the past 5 years, David's listings have sold at **100%** of list price on average vs the rest of market at 99.4%.\*

David sells more.

 $490_{\text{sales}}$ 

With **490** sales dating back to 2012, David has established himself as the top producing Realtor here on the Westside.

David's sales represent more than twice the volume of his closest competitor over the past 10 years!

\* Detached homes - Listed & Sold - Calendar 2012 - 2024 - West Springs, Aspen Woods, Springbank Hill, Discovery Ridge, Signal Hill, Christie Park, Strathcona Park,

Friend
Neighbour
Realtor® **David**Pellettier

