

DECEMBER 2023

DELIVERED MONTHLY TO 2,685 HOUSEHOLDS

your **SILVERADO** edge

THE OFFICIAL SILVERADO COMMUNITY NEWSLETTER



FOLLOW US
ON FACEBOOK



SPARK YOUR BUSINESS WITH US!

Place your ad here to promote your business and get noticed.
Contact us at **403-720-0762** or **grow@greatnewsmedia.ca**



GET A QUOTE NOW



LEN T WONG + ASSOCIATES



SILVERADO 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@lenthong.com

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

		Properties		Median Price	
		Listed	Sold	Listed	Sold
October	23	14	9	\$535,000	\$526,000
September	23	9	8	\$604,894	\$611,500
August	23	20	18	\$499,950	\$502,500
July	23	12	9	\$538,900	\$551,500
June	23	18	18	\$514,450	\$540,000
May	23	20	22	\$597,450	\$588,700
April	23	14	14	\$503,950	\$515,625
March	23	19	17	\$539,000	\$550,000
February	23	20	22	\$491,200	\$498,750
January	23	16	11	\$525,000	\$524,500
December	22	6	8	\$444,450	\$433,750
November	22	4	7	\$520,000	\$515,000

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



**Jackson
& Jackson**
Landscaping

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

JAFFERY OPTICAL



50% OFF

COMPLETE SET OF EYE GLASSES

Any Lens

Any Frame

MIDNAPORE

Unit 328-22
Midlake Blvd. SE,
Calgary AB T2X 2X7

PH: (403) 984-3275

BRAESIDE

Unit 25B-11440
Braeside Dr. SW, Calgary
AB T2W 3N4

PH: (403) 452-1273

USE IT OR LOSE IT

BEFORE YOUR INSURANCE EXPIRES ON
31ST OF DECEMBER 2023



@jafferyoptical

www.jafferyoptical.com



Silverado Community Association

Board of Executives

Barbra Deskin	President
Abiodun Lawal	Vice President
Kyle Hamilton	Treasurer
Vacant	Secretary

Board of Directors

Julian Springer	Communications
Christine Sauvé	Director at Large
Michèle Kawa	Fun Run
Jonathan Love	Rink
Vacant	Development Committee
Charlotte Schank	Community Garden Committee

To contact the SCA, email info@silveradoca.ca

COMMUNITY ASSOCIATION NEWS

All residents of Silverado, Belmont, and Yorkville are invited to attend our meetings. If you wish to join us or if you have any questions, please feel free to email us at info@silveradoca.ca.

Do you love to cook? Or want to learn? Have you come up with a yummy recipe? Or had one passed down through the generations? We would love to hear from you! We will be starting a Recipe of the Month section in our newsletter, and would love to include diverse items that represent our community! Please send any submissions to info@silveradoca.ca!



✓ CHECKLIST

- Remove valuables & garage door openers from vehicles
- Lock vehicles
- Close overhead garage door
- Lock door between garage & house
- Close & lock all external doors
- Ensure windows are shut
- Turn on exterior light

9 PM ROUTINE



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.

SCAN HERE TO VIEW ADDITIONAL SILVERADO CONTENT

News, Events, & More



Crime Statistics



Real Estate Statistics



OFFICIAL



PLUMBING & HEATING

Plumbing Services
Furnace Install & Repair
Drain Cleaning
Boiler Install & Repair
Electrical

\$50

Service Call Fee



403-837-4023

info@officialplumbingheating.ca
official-plumbing-heating.ca



Silverado
COMMUNITY ASSOCIATION

Become a part in your Community! Join the Silverado Community Association

Family Name:
Date:
Applicant's First Name(s):
Home Phone:
Address:
Postal Code:
Email:

- The easiest way to become a member is by registering on our website.
- Memberships cost \$25 per year for each address and are renewable annually. You may alternatively mail an application form to: Silverado Community Association, 141 Silverado Creek Crescent SW, T2X 0C5, or send an email to info@silveradoca.ca. Cheques are payable to Silverado Community Association. Please allow three to four weeks for your membership to be delivered to your home address.
- Members of the community association are welcome to attend SCA-sanctioned events throughout the year. Not only will you be able to meet others within Silverado, but you will help build a better sense of community in our neighbourhood.
- Stay connected with what is happening within your community. Members are kept up to date on the developments within and around the community.
- Silverado Community Association is actively looking for volunteers to help out with community events and for board positions. If you are interested in volunteering your time to make Silverado a better community, please send inquiries to info@silveradoca.ca.
- Silverado Community Association updates can be found on our website at silveradoca.ca.



Follow Silverado Community Association on Facebook
www.silveradoca.ca

RETRO OASIS
ESCAPE ROOMS AND ARCADE

Classic Arcade
Party Room

Holiday Party
Bookings
Available

Escape Rooms
Including our
NEW ROOM
"WEST HOUSE"

403-995-0427

RETROOASIS.CA

YOUR ONE STOP SHOP FOR FAMILY FUN!

100 Stockton Ave, #150, Okotoks, AB

3 DOORS DOWN FROM OKOTOKS CINEMA

Fully licensed - Serving Local Beer and Spirits

Tips On How Seasonal Businesses Can Survive Their Off Seasons

by Danielle Robbertze



Valentines, Easter, Eid, Halloween, Diwali, Christmas, Father's, and Mother's Day are just a few popular holidays, but they only come once a year? Also, Summer, Winter, Fall and Spring come once a year. How can your business, which relies on one of these holidays or seasons to sell your products or services, survive?

It can be hard to run a seasonal business which is profitable year-round. Seasonal businesses are one of the trickiest businesses to get into. Only brave, creative, and ambitious entrepreneurs dare to take on this daunting business.

Yet, there are ways in which your seasonal business can survive during your off seasons. Consider the following when running your seasonal business.

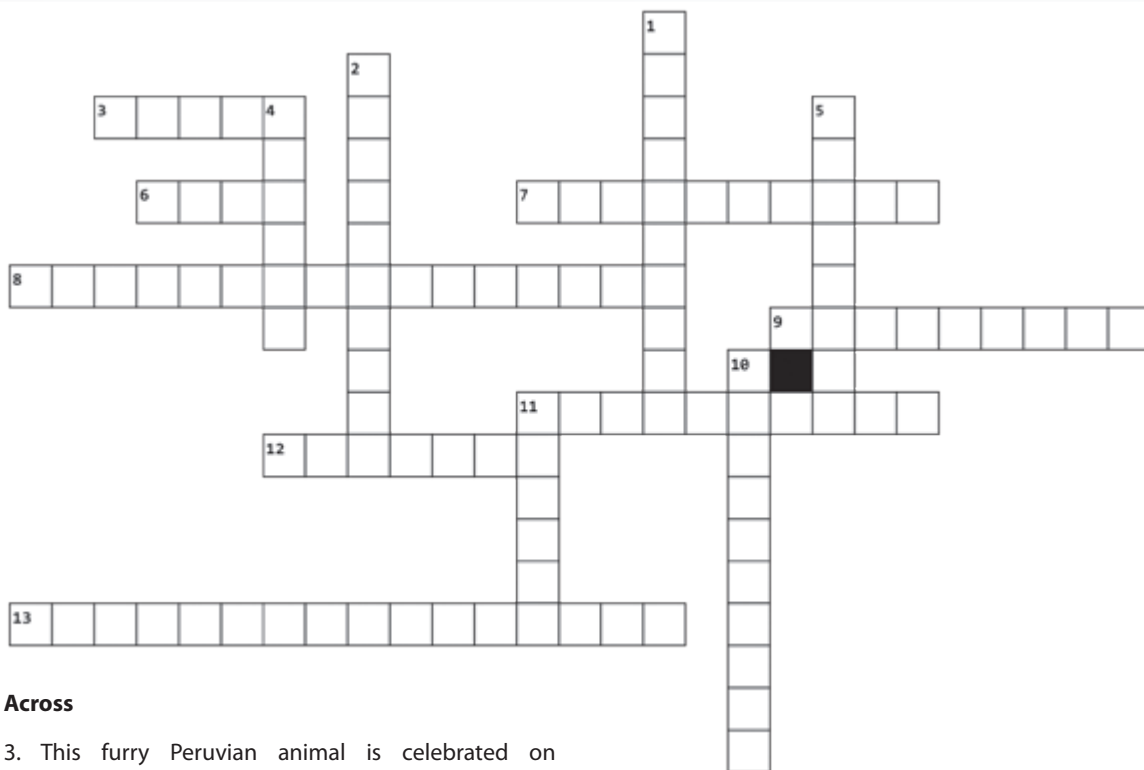
One way to make sure your business does not bleed money is to minimize expenses during the off season. Consider renting out your office or factory space to others who will use it during times you have no use for it. Think about asking for monthly payments from clients of your product or service. This way your cashflow is consistent year-round. Minimize advertising costs by only advertising three months in advance. But keep a presence online to sustain brand awareness. Offer discounted products and services during your off season. For example, it may not be Christmas or Halloween, but people often buy decorations during the off season and keep them for later to save money.

Use your off season to plan the busy season ahead. Take advantage of your spare time and research ways to improve profitability in times of peak sales. Prepare your employees for the busy season ahead and allow them to relax whilst they still can. You will require all their time and attention during your busy season, so create a balance by asking less of them during the off season. Remember when you are busy, save the money you have made. Saving money is essential in running a seasonal business.

Another way to keep your seasonal business profitable is by expanding your services and products. If you have a snow removal business consider getting into the lawn care business to keep busy during the summer months, and vice versa. If your business is seasonal think about the opposite of your service which is in the same field of expertise and incorporate that into your business to keep busy in a different season. Are you a décor company, or a holiday resort? Don't only cater to one holiday of one season. Every season presents a new way, a new holiday to expand your business. These options might be a bit tricky but look at your competitors and see how they address their off-season times. Maybe there is something you can duplicate or improve on?

It is not impossible to run a profitable seasonal business. There are so many ways in which you can ensure your business doesn't pass like the seasons of the year. Never give up and know there is value in your product and service even if it is just for a season.

December Crossword



Across

3. This furry Peruvian animal is celebrated on December 9 every year.
6. The Canadian Soccer Association formally became a member of this important sporting organization in December of 1912.
7. This sweet Canadian export has its own national day on December 17.
8. In December of 1982, TIME Magazine named this popular object Man of the Year.
9. This famous holiday candy is made to resemble a shepherd's staff.
11. This Schitt's Creek star was born on December 17, 1946.
12. This romantic New Year's Eve tradition originated from the Roman's Saturnalia festival.
13. This book concerning two rival families living in the moors of England, written by Emily Brontë, was published in December 1847.

Down

1. These prestigious awards celebrating and honouring academics and philanthropists, were first awarded in December of 1901.
2. Sint Nikolaas, one of the most popular saints in Europe during the Renaissance, is better known as _____.
4. The highest grossing film of all time was released on December 18, 2009.
5. On December 17, 1903, the Wrights' first powered _____ was successfully used.
10. This Canadian singer won the 1998 Billboard award for 'Hot Soundtrack Albums' for her work on Titanic.
11. Canadians drink just under six million litres of this beverage in December.



No matter how much you sweat, we can get the stink out!

We offer cleaning services for sports equipment and personal protective equipment, including helmets, shoulder and elbow pads, knee and shin pads, footwear, skates, or gloves – almost any equipment used by athletes or workers can be cleaned, disinfected, & refreshed.



OUR OZONE PROCESS

Using ozone, our system breaks down and penetrates stains, mucus, blood, sweat, fungus, bacteria, and mould. Ozone destroys 99.9% of bacteria and viruses it comes in contact with – this includes odour causing bacteria and illness causing viruses, like staph infections.

CALL US TODAY AT
403-726-9301
calgaryfreshjock.com

WORD OF THE MONTH!

Stalwart: Adjective (Stawl-wert)

Loyal, reliable, diligent, and brave.

She is a stalwart supporter of animal rights.



Calling All BABYSITTERS

Enroll free at mybabysitter.ca and choose the Calgary communities you would like to babysit in.

Calling All PARENTS

Visit mybabysitter.ca and find available babysitters in and around your community.

BARKER'S
· FINE DRY CLEANING ·

PICK UP & DELIVERY SERVICES



403-282-2226

Fuelling Young Athletes

by Alberta Health Services



Nutrition is important for young athletes (ages 12 to 18) because it supports both healthy growth and sports performance. Young athletes who fuel their bodies with healthy choices will get more out of their training and perform better during competition.

Here are some tips for young athletes:

Before your activity

Drink 1.5 to 2.5 cups of water two to three hours before activity to hydrate your body.

Plan to eat a meal two to three hours before an activity to give your body time to digest and convert it to fuel for your muscles. If you only have one to two hours before an activity, eat a smaller snack instead. Choose foods that contain carbohydrates and proteins, as well as foods that are lower in fat and fibre. For example, try a fruit smoothie, a chicken wrap or an egg and toast.

During an activity

Water is the best fluid to keep you hydrated when you are active for less than one hour. Bring a water bottle with you and drink every 15 to 20 minutes during an activity. If you are active for more than one hour and sweating a lot, you may benefit from a sports drink. A sports drink provides carbohydrates (energy) and replaces the electrolytes you lose when you sweat. Avoid low carbohydrate sports drinks and drinks with caffeine or carbonation (fizz).

After activity

After an activity, drink fluids and eat food to help you refuel and recover. Drink one to two cups of fluid and eat foods with carbohydrates and proteins. Choose foods such as cereal and milk, fruit and Greek yogurt or a nut butter sandwich.



Silverado Real Estate Update

Last 12 Months Silverado
MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
October 2023	\$535,000.00	\$526,000.00
September 2023	\$604,894.00	\$611,500.00
August 2023	\$499,950.00	\$502,500.00
July 2023	\$538,900.00	\$551,500.00
June 2023	\$514,450.00	\$540,000.00
May 2023	\$597,450.00	\$588,700.00
April 2023	\$503,950.00	\$515,625.00
March 2023	\$539,000.00	\$550,000.00
February 2023	\$491,200.00	\$498,750.00
January 2023	\$525,000.00	\$524,500.00
December 2022	\$444,450.00	\$433,750.00
November 2022	\$520,000.00	\$515,000.00

Last 12 Months Silverado
MLS Real Estate Number of Listings Update

	No. New Properties	No. Properties Sold
October 2023	14	9
September 2023	9	8
August 2023	20	18
July 2023	12	9
June 2023	18	18
May 2023	20	22
April 2023	14	14
March 2023	19	17
February 2023	20	22
January 2023	16	11
December 2022	6	8
November 2022	4	7

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



**MP Calgary Midnapore
Stephanie Kusie**
204 – 279 Midpark Way SE
Calgary, AB T2X 1M2
📞 403-225-3480 📠 403-255-3504
✉️ stephanie.kusie.c1@parl.gc.ca
🌐 stephaniekusiemp.ca

Merry Christmas and Happy Holidays, Calgary Midnapore!

As 2023 comes to a close I wanted to take a moment and reflect on the year that was and some of the moments that stood out to me.

Early in the year, it was revealed that the government spent over \$116 million dollars on insiders from the consulting firm McKinsey and Company. As Shadow Minister for the Treasury Board, I led the Conservative investigation on this front.

From there, the government tabled their 2023 Budget which left \$60 billion dollars of new spending onto the inflationary fire. In April, the Public Service Alliance of Canada (PSAC) went on the longest public service strike in modern Canadian history and as the Conservative Shadow Minister on this file, I led the questioning on the government's incompetence which paved the way for this strike to happen in the first place.

During the summer recess, I met with community members at celebrations on Canada Day and throughout various Stampede events and functions. I also spent much of August meeting with numerous cultural communities/associations here in Calgary, learning about their organizations and priorities.

In September Parliament resumed, and my Conservative colleagues and I continued applying pressure on the government to deliver a plan that will bring home lower prices for Canadians. Soon after, the RCMP announced that they were investigating the governments misconduct on the \$54 million-dollar ArriveCan app. As a Member on the Government Operations Committee (OGGO) I've led the charge in getting the answers that Canadian taxpayers deserve.

That's just a quick glimpse into some of my work as your Member of Parliament this past year.

To see more, I encourage you to follow along on my social media channels - @StephanieKusie on X and Instagram, @StephanieKusiePolitician on Facebook, @StephanieKusieMP on YouTube.

Sincerely,

Stephanie Kusie

MP Calgary Midnapore



ANITA MORTGAGE
AVENUE | Financial
Real Estate Solutions



Hate Your Renewal Rate? Call Me!

Expert advice
Excellent rates
Many options
Better mortgages



ANITA

403-771-8771
anita@anitamortgage.ca

Licensed by Avenue Financial

Proudly owned in *Calgary* serving Calgary businesses



CALL 403.279.5554

109 - 10836 24th Street SE



MATS
Commercial mat rentals
and purchases

Calgary
Mat & Linen Services



HOSPITALITY SERVICES
Linen for tables, chairs, and
napkins. Laundry and
pressing services



WORKWEAR
Workwear and cleaning of
uniforms and coveralls



CLEANING
One-stop service for cleaning
supplies and paper products

calgarymatandlinen.com

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.

SILVERADO 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.

CALGARY FRESH JOCK: We expertly clean sports equipment including hockey, lacrosse, football, baseball, wrestling and more. Cleaned, disinfected & refreshed for better health and performance. Conveniently located at 109, 10836 24th Street SE, Calgary. Call 403-726-9301 to keep your sports gear in top shape. Equipment pick-up / drop-off service available.

CALGARY MAT & LINEN: Get high-quality mat and linen services with pick-up and drop-off from Calgary Mat & Linen! We offer expert rental and cleaning for hospitality and healthcare industries. Contact us at 403-279-5554 or visit <https://calgarymatandlinen.com/> to learn more and get a quote. We are located in SE Calgary.

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.

SILVERADO 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 Gavin for a free estimate at 825-431-7944. Your trusted choice for a fresh, vibrant look. www.fivestarpainting.com.

AFFORDABLE DENTAL CARE MINUTES FROM SILVERADO! Cut through the noise. Message received loud and clear! We follow Blue Cross and all dental insurance fees. No surprises. No fluff, no frills! Direct billing; instant tax receipts, too! Independent establishment for over 33 years! Call today at 403-287-6453 or 403-272-7272, or visit CalgaryDentalCenters.com. Save money, smile, be happy!

BARKER'S FINE DRY CLEANING: We specialize in pressed shirts, wedding dresses, and exquisite linens, including sheets, duvets, and pillow cases. Your premier destination for impeccable garment care, situated in the heart of Douglas Glen at 109, 10836 24th St SE. For unmatched service, contact us at 403-282-2226. Pick-Up/Drop-Off Service Available.

MERGE ENERGY INC. ELECTRICAL SERVICES: Calgary's go to for all your electrical needs! Friendly service at competitive rates. Fully licensed and insured with years of experience our electricians will get the job done right. Delivering a great customer experience is our goal! Call today for a free quote 403-999-4682.

ZANELLA AUTO REPAIR: Dominic and sons Vincent and Charlie - in business since 1986. 258082 16 St. West DeWinton. Family owned and operated. Most makes/models worked on. MC, Visa, American Express, and Debit. Licensed Out of Province Inspection Facility. A member of AMVIC. Do business where you live. Call 403-938-7937 for an appointment. www.ZanellaAutoRepair.com.



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



SCAN ME

GREAT NEWS MEDIA

LEADERS IN COMMUNITY FOCUSED MARKETING