

OCTOBER 2025

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THE OFFICIAL SBHCA COMMUNITY NEWSLETTER



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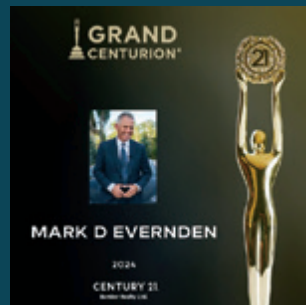
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BOARD OF DIRECTORS

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Bekrokh Azarian	Secretary	secretary@springbankhill.org
Stephen Carter-Edwards	Director, Planning and Development	planning@springbankhill.org
Dan Hnatyshyn	Montreux Rink Coordinator	somrink@springbankhill.org
Jeff Davidson	Director, Community Gardens	communitygrowers@springbankhill.org
Vacant	Director, Grant Funding	info@springbankhill.org
Vacant	Director, Traffic and Safety	traffic@springbankhill.org
David Lu	Director, Events	events@springbankhill.org
Zara Amini	Director, Special Projects	general@springbankhill.org
Jay Cole	Director at Large	



VOLUNTEERS

Michelle Varem	Newsletter Editor	newsletter@springbankhill.org
Dave Walker	Springbank Hill Scout Troop #137	springbankhill137scouts@gmail.com
Andrew Unruh	Springbank Hill Rink Coordinator	info@springbankhill.org
Fiona Christiaansen	Casino Fundraiser Lead	
General Inquiries	info@springbankhill.org	
Memberships	membership@springbankhill.org	

HOMEOWNERS ASSOCIATION

Springbank Hill Homeowners Association	info@sbhha.com, www.sbhha.com
The Slopes Community Association	www.theslopes.ca
Springborough Homeowners Association	www.springborough.ca

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SPRINGBANK HILL CONTENT**

**News, Events,
& More**



**Crime
Statistics**



**Real Estate
Statistics**



Greetings!

Here we are one month closer to the end of the year, with the Halloween season upon us and Christmas approaching shortly thereafter. Our community association board has been busy with required governance activities so I will keep my message brief and provide a highlight of key priorities we are working on.

We did just complete our fiscal year-end on August 31, and our board reviewed and finalized our year-end financials in September. We are currently awaiting our auditors report for our review prior to presenting it at the AGM later this month. We also finalized and approved our new operating budget for the 2025-2026 fiscal period. As usual, while we have a reasonably solid financial plan our operating funds are always tight, and we continue to seek opportunities to grow our revenues so that we can fund more events and programs for our community and our members. We do have ample funds in our AGLC Casino accounts, but the use of those funds is restricted by the province, and we are required to seek approval from the province for the approval of capital projects within the community that qualify for use of the funds.

We do have several events planned this month and next, please review this newsletter for more details.

I want to highlight that our Annual General Meeting (AGM) is scheduled to occur on Wednesday October 29, 7:00 to 9:00 pm in the Summit Room at Rundle College. We do invite community members to attend but only registered members are allowed to vote. Our bylaws require that we have a minimum of ten members in attendance for

quorum to proceed. So, if you do not currently have a membership, we encourage you to purchase one for only \$25 on our website. This is a chance for you to play a role in your community by providing feedback, reviewing our plans and board nominations and actively participating in the voting process.

As always, we do also continue to seek new volunteers and board members, if you have any interest please reach out to us and we would be happy to discuss further with you. Please refer to the article in the newsletter to explore current volunteer opportunities.

Stay safe and healthy and we hope to see you at our AGM!

Elio Cozzi

President – Springbank Hill Community Association



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Call For SBHCA Board Members and Volunteers

by Shelly Smith

Are you the next SBHCA (Springbank Hill Community Association) board member or volunteer?

We have several exciting positions to fill that provide a great way to give back to your community. The positions are as follows:

Area of Focus	Position	Description
Communications	Director	<ul style="list-style-type: none">• Chairs the SBHCA Communications committee, including all elements of communications (including social media).• Assists other committees and Board members in developing advertising, notices of events, and promotions, partnerships and liaisons with sponsoring companies and other means of outward communications.• Supports the SBHCA Newsletter Editor as required.• Establishes policy for event advertising, research alternative methods for advertising.• Establishes policy for management, operations, and content on the organization's website.
Social Media	Volunteer	<ul style="list-style-type: none">• Manages the SBHCA social media accounts (Facebook, Instagram).• Works with communications director to create content and post at least twice monthly.• Work on increasing our social media presence and increasing engagement.
IT	Volunteer	<ul style="list-style-type: none">• Manages the migration of SBHCA files from Dropbox to Google Drive and other IT related tasks. This is a great volunteer opportunity for students!
Membership	Director	<ul style="list-style-type: none">• Responsible for SBHCA residential and business membership strategy and plan execution.• Organizes annual membership drives.• Recommends membership fee structure to the Board and strategies to increase membership.• Chairs the SBHCA Membership committee.
Fundraising	Director	<ul style="list-style-type: none">• Responsible for strategic planning and overarching project management for SBHCA fundraising initiatives (e.g. sponsorships, grants, revenue generation).• Chairs the SBHCA Fundraising committee.• Researches and applies for applicable grants and fundraising alternatives available to SBHCA.• Prepares written reports as required for the SBHCA Treasurer to submit to AGLC.
Programming	Director	<ul style="list-style-type: none">• Chairs the SBHCA Programs Committee, focusing on programming and social activities provided by SBHCA.• Prepares grant applications for programs.• Determines registration fees and arranges registrations for programs.

If you have any questions, please don't hesitate to contact our President at president@springbankhill.org. Thank you for your interest!

UPCOMING EVENTS ON THE HILL

There are several events coming up in and around our community that we'd like to share with you—check them out below! Hope to see you out there in our community!

2025 Pumpkin Festival

Date: Saturday, October 18

Time: 11:00 am to 1:00 pm

Location: Springbank Hill Community Park – 7541 26 Ave SW

Come join our family-friendly celebration of autumn! More details further on in this newsletter.

Calgary Municipal Election

Date: Monday, October 20

Advance Polling dates are October 6 to 11. Polling station locations and hours can be found at calgary.ca/election.

SBHCA Annual General Meeting

Date: Wednesday, October 29

Time: 7:00 to 9:00 pm

Location: Summit Room, Rundle College – 7379 17 Ave SW

Please see AGM notice in this newsletter.

Wine and Cheese Adult Event

Date: Saturday, November 8

Time: 6:00 to 8:00 pm

Location: BKL Wine Merchants – Unit 128, 205 Spring Creek Common SW

The SBHCA and BKL Wine Merchants are partnering to host an adult wine and cheese night for SBHCA members. Please check our website for tickets – must be 18+.

Quirky QWERTY

Have you ever wondered why keyboards are not in alphabetical order? Before modern keyboards, typewriters were the way to go! Typewriters were mechanically slower so when the keys were typed too fast, the mechanics could get jammed. To slow down typing speed and prevent such jams, Christopher Sholes designed the QWERTY keyboard to keep commonly used letter combinations separate.



JOANNE BIRCE

WARD 6

BUSINESS SMARTS COMMUNITY HEART

- ✓ Tax dollars focused on essential services that residents need
- ✓ Affordability: lower taxes, increased efficiency, identify waste
- ✓ Listen to residents and respond
- ✓ Prioritize economic growth

Mark Your Calendar to Vote!

- ➔ Advance Voting: Oct 6-11
- ➔ Election Day: Oct 20
- ➔ Location and Times to Vote: visit ElectionsCalgary.ca
- ➔ Save time when voting by checking the registered voter list in advance: ElectionsCalgary.ca



Meet Joanne!

Scan here or visit website for video and info.

JoanneBirce.ca

Phone:
403-476-1380

Email: info@JoanneBirce.ca



COMMITTED TO HIGHER STANDARDS

Authorized by the chief official agent for the Joanne Birce campaign

It's Annual General Meeting Time!

The SBHCA AGM is quickly approaching, and we would love to see you at the meeting.

- Date: October 29, 2025
- Time: 7:00 to 9:00 pm
- Location: Summit Room, Rundle College (7379 17 Ave SW, Calgary T3H 3W5)

In addition to our AGM presentation by our board members including our president Elio Cozzi, our vice president Shelly Smith, and our treasurer Ezenwa Echefu, we are planning to have our representative from the Calgary Police Service in attendance as well. They will be talking about public safety in our community.

Refreshments will be served, and we have several door prizes that current SBHCA members will have a chance to win.

Please note the following:

- You will need to be a current SBHCA member to vote at the AGM. If you do not have a current SBHCA membership, please visit the membership page on our website to join: www.springbankhill.org/residential-membership.
- Please RSVP to membership@springbankhill.org with your first name, last name, and email address if you are planning to attend the meeting. You may still attend without an RSVP, but it helps the board to ensure quorum is met ahead of time.

We still have some vacancies on the board—please get in touch prior to the AGM if you would like to submit your name for a position. Re-election of current board members will take place at the AGM as well.

We look forward to seeing you on October 29! Please mark your calendars and stay tuned for more information on our website, social media, and by email.



SBHCA Business Member Discounts

by Shelly Smith

Check out our SBHCA business members below. We thank them for their participation in our community association!

Your SBHCA residential membership includes a SBHCA membership card for discounts with these businesses. To download your card, log into your account at www.registrationsystem.strategicconsultinggroup.ca/springbankhill/login. On the bottom right of the screen you will see a section called 'SBHCA Membership Card' – just select the download option to download your card.

Business name	Type of business	Member discount
All Things Cinnamon	Bakery	All new customers that are residents of Springbank Hill will receive 15% off their first order of Cinnamon Buns!
Big Sky Ventures	Certified Master Electrician	
The Barbershop (Denim & Smith Aspen)	Hair Industry	15% off retail with any service. \$5 off any service on first visit.
Scarlett Hair Extensions and Academy	Hair Extensions	25% off! Use promocode SPRINGBANKHILL at checkout.
Springbank Dental	Dental Care	
Springbank Skin Centre	Beauty	10% off any service over \$150.
digitalbullet Design Studio	Web Design	
JK Landscaping	Landscaping	10% off your first monthly bill when you sign up for a full season. 10% off your monthly bill for each referral.
BKL Wine Merchants	Wine Store	10% off for registered SBHCA members.
BMD Landscapes Ltd.	Landscaping	
The Arborest Expert Tree Service Ltd.	Landscaping	



BOO TO YOU! PUMPKIN FESTIVAL

SBHCA, Fiona Christiaansen (Remax Realty) and Slokker Homes are excited to bring you our 2025 Pumpkin Festival for children living on Springbank Hill.

Date: Saturday, October 18, 2025 (weather permitting)

Time: 11:00 am to 1:00 pm

Location: Springbank Hill Community Park (7541 26 Ave SW, Calgary AB)

There will be candy, crafts and activities for children. A free pumpkin (1 per family) will be given to SBHCA members who are in attendance. Children are encouraged to dress in the in their Halloween costumes for the event!

To become a SBHCA (Springbank Hill Community Association) member use the QR code below.



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Stoney Trail Noise Study Update

About a year ago, we published a newsletter article regarding noise complaints that have come up in our neighbourhood due to our proximity to Stoney Trail. Several hard-working residents have volunteered their time this past year to work towards a solution to minimize the noise—here is an update on the work that has been done this past year.

On February 12, 2025, Mr. Elio Cozzi (SBHCA President) and Dr. Zara Amini (SBHCA Special Projects Director) submitted a letter on behalf of concerned Springbank Hill community residents to various provincial authorities including Minister Mike Ellis (Deputy Premier and Minister of Public Safety and Emergency Services) and Minister Devin Dreeshen (Minister of Transportation and Economic Corridors) addressing the ongoing issues with the high and increasing noise levels from the Calgary ring road section adjacent to the Springbank Hill community. Based on the submitted letter and thanks to the cooperation of all parties involved, a follow-up video conference call meeting was scheduled on March 24, 2025, and attended by our Springbank Hill Community Association representatives.

- The Minister of Transportation and Economic Corridors is committed to finish and publish a noise study before year-end 2025, for the section of the ring road shown in the map in Figure 1. Noise studies may also be conducted annually in future years in response to complaints about excessive noise, with additional monitoring at specific affected residences.
- Considering that our community and the adjacent ring road are located within the City of Calgary limits, The Minister of Transportation and Economic Corridors agreed to consider using the city's more restraining noise limit guidelines as the reference for the proposed noise attenuation procedure.
- The Minister of Transportation and Economic Corridors also agreed that upon the completion of the noise study, noise attenuation measures will be put in place in a timely manner if required.
- Both the Minister of Transportation and Economic Corridors (TEC) and Minister Ellis (MLA for Calgary West) have agreed to provide contact information for enquiries, with Minister Dreeshen's Office dedicating an assignee so that community feedback will go directly to Alberta Transportation. Contact for both offices can be found at the end of this article.



On June 23, 2025, our board members Ms. Shelly Smith (SBHCA Vice President) and Dr. Amini met with Minister Mike Ellis to receive an update on previous communications with both Minister Ellis and Minister Dreeshen. Here is a summary of the results of that meeting as noted by one of Minister Ellis' constituency assistants.

- The Ministry of Transportation and Economic Corridors (TEC) has engaged a consultant to design a noise attenuation wall. The results of the confirmatory noise study will not impact the construction of a noise attenuation wall, what it will do is help determine if further noise mitigation is needed.
- Once the design of the wall is completed, a budget request will be prepared by TEC and sent to the Treasury Board and Finance for approval. Without budgetary approval construction will not proceed. TEC is currently waiting for the details of the scope of the design, cost, and timeframe for completion.

Your community association will continue to advocate for our residents and will attempt to assist with concerns where possible. Should you have any questions please contact us at info@springbankhill.org, or you can contact the SBHCA members specifically working on this at their emails listed at the front of this newsletter.

Contact Information for Minister Dreeshen's Office:

Phone: 780-427-2080

Email: transportation.minister@gov.ab.ca

Contact Information for Minister Ellis' Office:

Email: calgary.west@assembly.ab.ca



Springbank Hill
Community Association

Get ready to sip, swirl, and savor at *Wine on the Hill* -
a community fundraiser brought to you by
SBHCA and BKL Wine Merchants

Date: Saturday, November 8, 2025

Time: 6:00 pm to 8:00 pm

Location: 205 Spring Creek Common SW #128

There are only 25 tickets available to purchase. You must
be 18 years of age to be a ticket holder.

**Please note that by purchasing this ticket you agree that
you are responsible for arranging a safe ride home from
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Become a SBHCA Business Member

Springbank Hill is a vibrant and growing community. The rolling hills, trees, open spaces, and pathways are something that makes our community attractive to so many families and individuals. Through our ongoing communications with members, our events, and community properties (e.g. The Springbank Hill Community Park and Garden), we strive to create a vibrant and supportive neighbourhood. Having Calgary businesses become SBHCA members by supporting our programs and providing a sense of belonging for our residents is an important next step.

We are pleased to announce that businesses within the Springbank Hill community area, and within Calgary, can purchase a business membership. Whether you are a home-based business, an entrepreneur, a small business, a large company, or a not-for-profit, we would love to have you join!

It would be great, although not necessary, for your organization to offer our residential members discounts on your merchandise and/or services. We will promote your discounts to our members.

The annual fee for a 12-month rolling membership is \$35. To join today please visit www.springbankhill.org/business-members/.





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July	25	19	20	\$874,950	\$841,850
June	25	29	16	\$964,950	\$978,750
May	25	31	22	\$978,000	\$979,500
April	25	22	15	\$839,900	\$823,500
March	25	22	15	\$925,000	\$936,000
February	25	18	12	\$634,900	\$641,250
January	25	13	10	\$509,700	\$504,971
December	24	7	6	\$573,500	\$584,000
November	24	8	14	\$973,850	\$984,000
October	24	22	17	\$935,000	\$940,000
September	24	20	11	\$1,099,000	\$1,070,000

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

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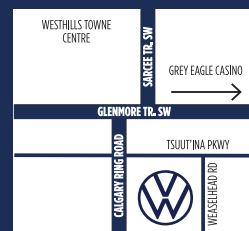
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