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June	26	35	19	\$849,900	\$835,000
May	26	35	19	\$1,198,000	\$1,229,630
April	26	24	19	\$860,000	\$846,900
March	26	39	20	\$928,950	\$900,000
February	26	21	17	\$749,000	\$732,500
January	26	20	4	\$734,950	\$732,450
December	25	3	6	\$859,500	\$838,000
November	25	8	21	\$899,900	\$875,000
October	25	23	17	\$1,149,900	\$1,085,000

To view more detailed information that comprise the above
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Coding - AI - Robotics - STEM Ages 5-14



Ages 5-7

Basics of Coding,
Robotics, Electronics
STEM activities



Ages 8-14

Fundamentals of
Coding using Unity,
JavaScript and C#



Ages 9-14

Fundamentals of AI,
AI in Game
Development



Ages 9-14

Build and
Program Robots



Ages 5-14

3D Printing, Roblox,
LEGO Robotics, AI,
Minecraft Modding



Ages 5-14

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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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Greetings Neighbours,

A lot has happened in October that we will be providing updates on in the December 2026 newsletter, including: SBHCA Member Connect session, our Pumpkin Festival and the SBHCA AGM. Thank you to everyone who volunteered at our casino fundraiser in October, and to Fiona Christiaansen for organizing.

Fundraiser

In the month of November, we will be hosting a Wine and Cheese fundraiser at BKL Wine Merchants. You can find further information about this event in the newsletter. We hope to see you there.

Board Member Additions

We would like to welcome Ritesh Andley to the Board role of Director – Memberships. This is a very important focus area for SBHCA. If you want to reach out to Ritesh, you can contact him at membership@springbankhill.org.

Are You the Next SBHCA Board of Directors' Member?

We are hoping to fill two very important positions:

Communications Director

- 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

Programming Director

- 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 are interested in either of these positions, please contact me at president@springbankhill.org.

"Volunteers don't get paid, not because they're worthless, but because they're priceless."

– Sherry Anderson

Sincerely,

Shelly Smith

President

Springbank Hill Community Association



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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!

Wine on the Hill Adult Event

- Date: Saturday November 14, 2026.
- Time: 7:00 to 9:00 pm.
- Location: BKL Wine Merchants, #128 - 205 Spring Creek Common SW.
- Details: Only 30 tickets available! Please see newsletter for further details and ticket link!

Springbank Hill Homeowners Association Annual General Meeting

- Date: Thursday November 19, 2026.
- Time: 7:00 pm
- Location: Online
- Details: HOA members will receive the link to the zoom call over email, please RSVP at that time as well.

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

Date: Saturday, November 14, 2026

Time: 7:00 pm to 9:00 pm

Location: 205 Spring Creek Common SW #128

There are only 30 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
our tasting."*

BKL

Wine Merchants



Please use this QR code to
purchase your tickets.

What SBHCA Does for You

by Shelly Smith

This is the last article of a three-part series entitled 'What SBHCA Does for You'. In the August newsletter we talked about Community Events and Engagement, and Places and Spaces to Enjoy. In the September newsletter we shared Exclusive Member Benefits enjoyed by SBHCA members, and how SBHCA Advocates for You (all residents of Springbank Hill).

The last focus areas to share with you are "Gives you a voice" and "Provides a way for you to give back."

Gives You a Voice

SBHCA members (business and residential) are encouraged to attend the SBHCA AGM yearly to vote on important matters and learn about what we have planned for the upcoming year.

We also want to hear from all Springbank Hill residents. We conducted a survey in 2025 and will complete another survey in 2027. We use these

surveys to understand the needs, wants, and concerns of Springbank Hill residents. This is an important way for your voice to be heard.

Another way for residents of Springbank Hill to share ideas and concerns with us is via email. You can reach us at info@springbankhill.org.

Provides a Way to Give Back

As mentioned in the September newsletter, our Board Members and volunteers dedicated over 1,400 hours of their person time last year serving our community, with a significant amount of time being dedicated to advocacy within planning and development.

You can support meaningful community initiatives by volunteering your time for event committees (e.g. Planning and Development) or taking a position on our Board.

Your efforts, no matter how much time you have to offer, will have a direct impact on shaping the future of Springbank Hill.



Why Building Science Matters (More Than What You Can See)

by Peter Paauw

Recently I was driving to Aspen Spring to visit a show home with my wife. A casual conversation turned into a serious discussion about real estate, construction quality, and what makes a building stand the test of time.

My wife is an interior designer. I'm an engineer. Between us, we've spent decades in the homebuilding industry, so, when we talk about buildings, it's not theoretical.

She said something I hear a lot, especially in markets like Vancouver: "I'd never buy a new unit in a new building. Construction quality is too questionable. I'd rather buy older, with a long strata¹ history."

It's a fair concern. Older buildings feel safer because the issues are known, or at least documented. My response was equally direct: "With older buildings, you often don't know what's coming. The strata may not even be aware of it yet."

Envelope failures, plumbing replacements, roof systems reaching end of life. These aren't small-ticket items, and they don't show up early.

Superficial deficiencies are easy to spot: a loose doorknob, a misaligned hinge, an appliance that fails early. Annoying, but visible, fixable, and usually covered by warranty.

What's harder to evaluate is what's behind the walls. That's where building science matters.

Take rain screens. As a Dutch immigrant, managing water is in my DNA, I come from a culture with centuries of experience mastering it. Rain screens aren't mandated by the Alberta Building Code, but they are essential.

You'll never notice the small amount of water that gets behind exterior cladding, wind pressure pushes it in, it always does. Without proper drainage and drying pathways, that moisture sits against plywood or particle board. You won't see the damage early, but over ten or fifteen years it quietly rots the structure. Good building science doesn't pretend water won't get in; it focuses on getting it out and drying the assembly fast.

Plumbing is another invisible risk. Investing in durable

systems over cheaper alternatives avoids "creeping" failures. A pinhole leak in a hard-to-access spot can mean massive repair costs and rising insurance premiums, which eventually show up in strata fees.

Roofs follow the same pattern. A roof might pass its seven-year warranty without issue, but that doesn't mean it's built to last 20, 30, or 40 years without major work. When roofs, envelopes, and plumbing all fail earlier than expected, the reserve fund² takes the hit, and so do owners.

This is where the math gets real. Buildings designed with proper building science can run 10 to 15% below average condo fees over time, thanks to lower maintenance, fewer emergency repairs, and more stable reserve funds. With a proactive council and fewer surprises, reserve funds can actually grow in real terms instead of chasing inflation.

That fiscal health, and the peace of mind it brings, comes from the quiet, behind-the-scenes work put into the parts of a home you'll never see. I may focus more on drainage planes and plumbing specs than design trends, but that's because I want a home to last. Whether it's the Dutch influence or the engineering mindset, I believe if you take care of the fundamentals behind the walls, the building takes care of the people inside it.

1.Strata: A type of property ownership where you own a private unit within a larger building or complex, while sharing ownership and costs for common areas like land, roofs, pools, and hallways, managed by a strata corporation.

2.A strata contingency reserve fund (CRF) is a mandatory, legally required savings account for non-operating, long-term, or infrequent repairs (e.g., roofs, elevators, paving) and major, unexpected expenses.



Moving Forward – Surface Route Selected for Downtown Green Line LRT



In September, the Executive Committee of Council approved a surface alignment that will connect the Event Centre/Grand Central Station to an at-grade station on 10 Avenue S, between 1 Street and 2 Street SW.

Leveraging the design and capabilities of the new low-floor vehicle fleet, the Committee endorsed the surface alignment because it meets key project objectives for connecting the Green Line into Downtown while remaining within the project's \$6.248 billion funding envelope. With this decision, work on design, planning, procurement, and engagement with property and business owners along 10 Avenue S will begin immediately.

The Committee also directed Administration to advance planning, design, and budget development for both the south extension from Shepard to Seton and the north corridor. As part of advancing the north corridor, the Committee also requested capital cost estimates and an implementation plan for a MAX Green Bus Rapid Transit (BRT) line connecting Keystone Hills to Downtown, including integration of a BRT loop and station within the Downtown alignment.

The decision enables construction of the Downtown Segment to proceed concurrently with the Southeast Segment, where construction began in June of 2025. Together, these projects mark a significant milestone for Phase 1 of the Green Line LRT, connecting Shepard to Downtown and advancing Calgary's largest public infrastructure investment.

For more information about the Downtown Segment, visit calgary.ca/greenline/downtown-segment.



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November Crossword



Visit bit.ly/mycalgaryanswers or scan the QR code for the answers

Across

6. Directed by Guillermo del Toro, this retelling of a famous novel was released November 7, 2025.
7. This warm yellow gemstone is said to prevent injury and bring strength. It is also November's birthstone.
8. Born November 10, 1989, this actor is most recently known for his role as Dr. Frank Langdon on *The Pitt*.
10. As a treat during the fall, this fruit is typically dipped in melted chocolate or caramel and then covered with various toppings.
11. In Greek mythology this man is cursed to push a boulder up a mountain for all eternity.
12. Born November 7, 1913, Albert ____ was the French philosopher who wrote *The Stranger* in 1942.

Down

1. Good for tea and relaxation, these spidery flowers are the birth flower of November.
2. Remembrance Day is celebrated in Canada on what day of November?
3. Watch your French fries! Despite their oceanic nickname, these white and gray birds are found in many parts of Alberta, including Calgary parking lots.
4. This Indian celebration known as the "Festival of Lights" happens between mid to late-October and mid-November.
5. Toni ____, born November 1, 1972, is an Australian actress who has been in an impressive collection of movies including, *The Sixth Sense*, *Little Miss Sunshine*, and *Knives Out*.
9. These small brown nuts come from oak trees and have a distinct cup shape.



Photo Courtesy of Andrei G.

Share Your Photos!

We are always looking for great community photos to post on our website, in our social media, and in our newsletter. If you have some great shots that you would like to share, please email them to info@springbankhill.org along with your name, and you just might see your talent featured in our next issue.

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Watch our interview with Bryan Baeumler



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!
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	
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	
Illuminate Skin Therapies	Skin and Wellness	
Aspen Springs Pharmacy	Pharmacy	
Avenue Nail Lounge	Beauty and Skin	
Goatfell Pottery	Retail	Free delivery within Springbank Hill
Parable Counselling	Counselling	Free 15 minute consultation for individual and couples counselling services.
Susan Rust	Interior Designer	
Susan Rust	Real Estate	Real Estate
The Sweat Labs	Fitness	Free 15 minute Fitness and wellness consultation for SBHCA members.

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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News, Events, & More

Crime Statistics

Real Estate Statistics

New Abilities

by Michelle Macdonald, Letter Writing and Mail Club Enthusiast.

If you could wake up tomorrow with the ability to do something new, what would it be? What if it were a completely far-fetched or magical skill? How would you use it, and where would it take you?

Dear reader,

Considering magically gaining a skill overnight made me think of many potential scenarios. One of the first things that came to me was having unlimited home and car maintenance skills because I would be able to use them frequently to support my family. However, when I thought about it, I realized I would not want to spend my time on those tasks because they are messy, time-consuming, and often done alone.

I would want a skill that is more social and homes in on my interests. So, I thought about what I've been attracted to learning in the past. One skill I've worked on for many years is speaking Spanish. It's been an on-and-off process since my twenties, and I'm still at the intermediate level. This gets me by when I'm traveling, but I've always felt frustrated not being fluent because it holds me back from fully expressing myself or truly understanding the people I meet. Wouldn't it be wonderful to communicate effortlessly in another language and just say what's on your mind?

Since we're considering magically gained abilities, I'd take it a step further than fluency in Spanish; I'd wake up ready to communicate in any language. Imagine the opportunities it would open up! I could

use multilingualism to immerse myself entirely in any place and culture.

I absolutely love to travel. I find it's the best way to learn and gain new perspectives. The more different the destination from my home, the more it opens my mind. Being able to speak the local language would vastly improve my understanding of things I'm curious about: history, politics, geography, regional customs, and culture. Reading about these things in books or watching videos online can never match the insights gained by speaking directly with people who have lived the history and experience its culture every day.

My magical language skills could be used for a greater purpose: recording endangered languages before they disappear, deciphering ancient manuscripts or petroglyphs, and even collecting valuable international intelligence. The possibilities feel endless!

Your turn! If you could wake up tomorrow with a new skill, what would it be? Write in your journal or to your pen pal.

Happy writing,

Michelle

Now it's your turn to write it forward. Write a friend, neighbour, or family about our monthly reflection.

Write It Forward 

Now it's your turn to write it forward. Write a friend, neighbour, or family member about our monthly reflection.





MP Calgary Signal Hill
David GL McKenzie, KC, MP
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 Calgary, AB T3H 0V5
 ☎ 403-292-6668
 ✉ david.mckenzie@parl.gc.ca

How My Office Can Help You Not Sure Who to Call?

If you're unsure whether an issue is federal, provincial, or municipal, we can help direct you to the right office.

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 ✉ calgary.west@assembly.ab.ca

Strong energy prices support Alberta jobs, our economy, and help fund the programs and services Albertans rely on every day. However, global conflicts, trade uncertainty, and increasing energy prices are putting more pressure on people's wallets. Starting on October 1, Alberta suspended the full provincial fuel tax, saving families 13 cents per litre on gasoline and diesel every time they fill up until the end of the year.

This will help relieve the pressure Albertans are feeling today, from workers commuting, and parents driving their children to school, to local businesses that rely on the transportation of goods and services.

Albertans already pay the lowest overall taxes in Canada. This cut adds to that tax advantage. Families here pay the lowest personal income taxes in the country, the second-lowest taxes on fuel, and benefit from no provincial sales tax. These measures have saved Albertans \$1.2 billion last year. Suspending the fuel tax builds on that record.

To ensure fuel tax savings are passed onto Albertans, the province will be monitoring pump prices for any wrongdoing and will act against businesses that price gouge at the pumps. Businesses found guilty of price gouging can be fined by the courts up to \$300,000 or receive up to two years of jail time.

Alberta's government will continue monitoring oil prices throughout the next quarterly review period. If average oil prices exceed the threshold, the government will determine the best options to ensure relief reaches Albertans.

Suspending the fuel tax is one of the many ways Alberta is using its strong financial position to keep costs down and more money in Albertans' pockets.

On November 11, we will remember thousands of brave soldiers who made the ultimate sacrifice in the cause of preserving our freedom. I encourage you to join fellow constituents at the Battalion Park Remembrance Day Ceremony as this special day is commemorated.

Mike Ellis
 MLA, Calgary-West

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