

AUGUST 2023

YOUR OFFICIAL COMMUNITY NEWSLETTER

# the news

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## Dr. Ali Rahimzada will be joining our team!

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- Nurse practitioner Karin Dixon has joined our team to do cosmetic Botox injections and fillers

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# What does the WSCRCA do?

- We run youth and family related programs.
- We are your voice at City Hall. Dealing with planning and development proposals, traffic, parks and recreation, and a direct voice to our local City Councillor.
- We support community initiatives and events. Community clean up, Charity Stampede Breakfast, community garden, and so much more!

## Community Association Versus Residents Association

The community of West Springs/ Cougar Ridge encompasses several subdivisions, some of which have a Residents or Homeowners Association. Both play an important, but different role, in the community.

COMMUNITY ASSOCIATION	RESIDENTS ASSOCIATION
✓ Membership is voluntary	✓ Membership is mandatory
✓ Represents all households in the WSCRCA boundaries	✓ Annual fees registered against property title. Fees must be paid in full prior to the sale of the home.
✓ Organizes community wide events and programs	✓ Maintains the landscaping and other amenities in the public green spaces for a specific subdivision

Check out our website, [www.wscr.ca](http://www.wscr.ca), for all that we do! Want to stay up to date and have early access to all our events and offerings? Become a member!

### Become a West Springs Cougar Ridge Community Association Member

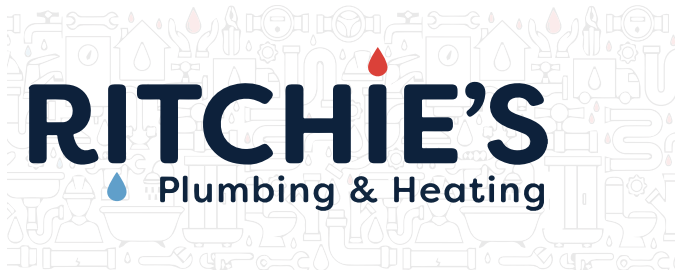
\$25 per Household or \$15 for Seniors

That gets you:

- Priority registration and discounts for WSCRCA run program and events.
- Support for a more vibrant community by supporting communitybased initiatives.
- Members only emails.
- The right to vote at the AGM if you are a WSCR resident.

You can still become a member even if you do not live in the community!

Purchase your membership online at [www.wscr.ca](http://www.wscr.ca).



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# OP/ED - The Foxtail Bylaw: How to Keep Your Furry Friend—and Yourself—Safe This Summer

by Tynan Worsley-Dragland

This past July, the municipal government updated a bylaw in an attempt to keep your pets safe from a particularly dangerous plant: foxtail barley. The Community Standards Bylaw, which encompasses all community nuisances from noise to fire pit use, was updated recently to change the permitted height for these plants from 15 cm to 8 cm.

Foxtail barley, as pictured in this article, are a common, non-invasive plant species in Alberta. Foxtails possess a sharp awn on the tip of their shoot which bears their seeds. Unfortunately for our pets, these foxtail awns pose a serious threat to wellbeing if they penetrate the skin, or if they are swallowed or inhaled. These seeds are not just sharp; they also burrow into tissue and continue to grow. Although pets, particularly dogs who love walks, are most likely to sustain foxtail barley injuries and deaths, humans can also be at risk from these flowering foes.

How can we protect ourselves from harm this summer? Let's start by playing defence. If you take your pets for walks, be sure to scan for foxtails on the path and keep your pets close. Avoid letting your dogs run loose in untrimmed fields that may be masking a foxtail patch; look for dog parks that are regularly maintained in your area. After every walk, check your pets' paws for foxtails: check on the pads, between their toes, and nestled within the fur of their feet. If you spot something, or your pet begins to cough, sneeze, or scratch excessively, it is best to call for emergency veterinary services as soon as possible. Of course, this applies to you and your family as well!

Now that we can protect and check our pets and ourselves, let's start playing offence. With respect to this bylaw, we—citizens of Calgary—play an important role in ensuring our pets' safety. This summer, check your property for these pesky plants. Any of these plants at 8 cm or higher should be pulled, preferably before they produce seeds that pose

the health concerns in question. However, ensure you do so safely and properly; always wear gardening gloves to provide a layer of protection from the seeds. It is best to remove the seed heads first to prevent their accidental spread.

Now, if you are at all like me, hand-pulling after the potential health effects I described seems out of the picture. No problem! You can always resort to using a weed wacker, although it is recommended that you clean the blades after use to prevent seed dispersal. Since many of us have spare masks lying around, why not repurpose those and make a DIY face shield? Shovelling the soil below the plants and resodding is also an option, and a very effective one at that if you have a significant number of these plants in your yard. Even pouring boiling water on foxtails can kill them. Get creative!

Regardless of whether you opt for manual-pulling or another method, please shovel all seed heads and stems into a bag before placing them into the bin. For more information on the bylaw, as well as information on foxtail barley removal and disposal, please visit the City of Calgary website.

Let's do our part in the war against foxtail barley! Stay safe this summer!

*The views and opinions expressed in this publication are those of the author. They do not purport to reflect the opinions or views of the WSCRCA or its members.*



## Become a Member



We have strong community spirit in West Springs Cougar Ridge. Do your part and join the Community Association and, if you can, volunteer to make it even stronger – we can always use more help and it's a great way to meet residents of your community! Visit [wscr.ca](http://wscr.ca) for more information.

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Position	Name	Email
President	Angelina Marian	president@wscr.ca
Vice President	Karla Gibson	vicepresident@wscr.ca
Secretary	Carrie Akister	secretary@wscr.ca
Treasurer	Tenzin Sangalabrang	treasurer@wscr.ca
Board Executive Assistant	Katie Suen	admin@wscr.ca

### COMMITTEES

Committee	Director/Volunteer	Email
Building Safer Communities	Heather Zaba	safercommunity@wscr.ca
Charity Casino	Eileen Teasdale	casino@wscr.ca
Charity Stampede Director	Justin Barrett	
Communications	Heather Zaba	communications@wscr.ca
Newsletter	Brianna Norgaard	newsletter@wscr.ca
Website Editor	Caroline Anderson	
Treasurer Coordinator	Samantha See	
Community Garden	Mary MacLeod	
Community Recycling Event	Faheem Ahmed Angelina Marian	communityrecycling@wscr.ca
Membership	Eileen Teasdale	membership@wscr.ca
Sponsorship	Taiwo Adetola Latosia Campbell-Walters	sponsorship@wscr.ca
Planning and Development	Joseph Healey Linda Nesset Eileen Teasdale Denis Ho Yvonne Harper Renee Alessio	planning@wscr.ca
Soccer	Steve Berman Kimberly Paw	soccer@wscr.ca
Skating	Kimberly Paw	skating@wscr.ca
Traffic	Denis Ho	traffic@wscr.ca
Volunteers	Vacant	volunteer@wscr.ca
Directors at Large	Paul Ghazar Zoe Agashae	

## WSCRCA Board Meetings

Meetings are typically held on the second Wednesday of every month in the upstairs community room of the Calgary Co-op on 85 Street SW, however, we are presently meeting via Zoom video conferencing. Anyone in the community is welcome to attend these meetings. If you would like to discuss a particular issue or idea, please notify our secretary by email a week before the meeting at secretary@wscr.ca.

The WSCRCA Planning and Development Committee meets on the fourth Wednesday of the month. Currently meetings are held via Zoom video conferencing. Anyone in the community is welcome to attend, and if you are interested in attending, please email planning@wscr.ca.

### WSCR Babysitters Group



You can stay in touch with your community by following us on Facebook and joining this FB Group. It's a great way to grow our community and keep up to date on what is happening in WSCR.

**The WSCR Babysitters Group:** A place where parents can find local babysitters, as well as where local babysitters, aged 12 to 25, can add themselves to the list to find jobs. Follow this group here: <https://www.facebook.com/groups/wscrbabysitters/>.

Follow the main WSCRCA page here: <https://www.facebook.com/wscrca/>.

## FOLLOW US ON

Facebook: <https://www.facebook.com/wscrca/>

Twitter: @WSCRCA

Instagram: @wscrca

Website: <https://wscr.ca>

# WSCRC Volunteering Positions Available

We are looking for you!

Volunteering in your local community is a great way to learn what is happening around you, have your voice heard, and make a positive impact on those around you. This is also an opportunity for you to introduce your skills in a positive way to your community.

We have a number of volunteer positions open and are looking for you (or someone you know) to sign up.

- Board - Vice President
- Community Garden Coordinator
- Volunteer Coordinator

You can find more information and sign up at [www.wscr.ca/about-us/volunteering](http://www.wscr.ca/about-us/volunteering).

Thank you for supporting your local community!



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## Soccer Season Wrap-Up

The 2023 WSCRCA soccer season wrapped up at the end of June with our annual tournament. 2023 marked another great season for our community, and it was great to see so many kids participate and so many parents step into critical volunteer roles.

We were extremely fortunate to once again have Tim Hortons as our key sponsor. Tim Hortons provides all of the uniforms as well as all of the food and drinks at our tournament and has been an amazing partner of the WSCRCA soccer program for several years now.

The season went incredibly well and was extremely well attended with nearly 500 participants. This would not have been possible without the incredible volunteers we have in our community, from the coaches, age group coordinators, and community association organizers to the parents who pitched in when needed, so a big thank you to you all!

The WSCR soccer program is one of the largest grassroots programs in the city, and we're incredibly fortunate to be part of such a great community. The planning for next year is not far off, and we're looking forward to another great season coming up in 2024.

Do not hesitate to reach out to us with any questions at [soccer@wscr.ca](mailto:soccer@wscr.ca).

Thank you for your support.

*Kim Paw and Steve Berman*

WSCRCA Soccer Coordinator Volunteers

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## WSCRCA Charity Stampede Breakfast 2023

We would like to express our gratitude to all those who attended the WSCRCA annual Charity Stampede Breakfast! We were thrilled to see such a great turnout of approximately 1,100 community members. And a thank you to our sponsors for the event: First Capital, Fergus & Bix, Kentucky Fried Chicken, Blink Eyewear, Preventous Cosmetic Medicine, and Orangetheory Fitness. This event was possible with support from the City of Calgary, MLA Nicolaides, and the FM XL 103 Street Team with Buzz Bishop. The funds generated from the breakfast were donated to the Alberta Children's Hospital Foundation.



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Stampede  
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Count of sponsor's promotional shares on WSCRCA social media	2	4	8	12
Count of sponsor's promotional shares via community mass email	0	2	3	4
Opportunity to sponsor major events	No	No	Yes	Yes
Logo on WSCRCA Sponsor page	Yes	Yes	Yes	Yes
Frequency of rotating logos on all WSCRCA website pages	Low	Med	High	High
Sponsor logo on event banners	Yes	Yes	Yes	Yes
Sponsor logo on all community mass emails	No	No	No	Yes
Sponsor website link on WSCRCA website	Yes	Yes	Yes	Yes
WSCRCA sticker crest provided to sponsor	Yes	Yes	Yes	Yes

Learn more about sponsoring your local WSCRCA Community Association at [www.wscr.ca/sponsors](http://www.wscr.ca/sponsors).



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## Westhills Community Recycling Depot Closing

Waste and Recycling Services (WRS) received a request from the Westhills Community Recycling Depot (CRD) host to remove the CRD located on their property at the Westhills Towne Centre (200 Stewart Green SW). The Westhills CRD closed effective July 10, and the bins were removed the week of July 10 to 14.

The City and the Depot Host have been dealing with increased instances of illegal dumping and scavenging at this location over the past two years. Together with Calgary Corporate Security and Bylaw Services, and the various charity organizations with drop-off bins nearby, we have implemented various measures in an attempt to discourage this behaviour. This includes signage, increased security, and a mobile security camera. As this is a busy commercial area with easy access for those seeking to misuse the depot, the issues have continued unabated, and the property owner has requested that the bins be removed immediately.

Waste and Recycling Services recognizes that the loss of this location leaves a significant gap in the Community Recycling Depot network in the West and Southwest.

As this issue has been ongoing for almost two years now, Waste and Recycling Services has been seeking an alternative location(s) that perhaps better serve the residents of the nearby communities and is less attractive or convenient for those seeking to misuse the depot. To date, we have been unsuccessful in identifying an alternative location. If any Community Association or other property partner is interested in piloting a Community Recycling Depot, Waste and Recycling Services would be interested in discussing the opportunity.



## New Home Upgrade Program

Alberta Ecotrust Foundation, a charity that leads urban climate change action through their Climate Innovation Fund, is partnering with Kambo Energy Group to launch a scalable, proven solution to reduce both energy poverty and emissions. The Home Upgrades Program helps homeowners reduce their energy consumption by offering deep energy retrofits and providing energy education and mentorship free of charge to eligible families in Calgary and Edmonton.

In Calgary, the program will provide education and home upgrades to around 100 qualifying households with support from Alberta Ecotrust through the Climate Innovation Fund, Alberta Real Estate Foundation, Calgary Foundation, City of Calgary, ENMAX, McConnell Foundation, and Suncor Energy Foundation.

The City of Calgary strives to present Calgarians with an equitable future, and it is programs like this that help make these initiatives come to realization. 73% of Calgarians want us to "invest more" in Affordable Housing, and Council has made it a priority. However, the focus cannot remain on affordable housing without addressing the increased energy bills that our homeowners face. The program identifies and installs home upgrades based on each household's unique needs, possibly including items like new windows, high-efficiency furnaces, and insulation. Upgrades are designed to reduce consumption and improve affordability as much as possible for these families.



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WEST SPRINGS



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## WEST SPRINGS COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
June	23	26	28	\$599,450	\$609,000
May	23	31	18	\$697,350	\$733,500
April	23	19	23	\$954,900	\$949,650
March	23	29	26	\$659,700	\$650,000
February	23	19	8	\$876,950	\$862,000
January	23	12	9	\$649,900	\$715,000
December	22	5	11	\$459,000	\$459,000
November	22	6	11	\$499,999	\$498,000
October	22	12	12	\$797,400	\$779,400
September	22	15	15	\$748,900	\$720,000
August	22	14	13	\$709,999	\$660,000
July	22	21	14	\$682,400	\$677,500

## COUGAR RIDGE COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
June	23	6	6	\$754,850	\$770,000
May	23	20	24	\$742,500	\$779,500
April	23	20	16	\$677,000	\$700,000
March	23	11	12	\$694,450	\$698,900
February	23	11	9	\$699,000	\$710,000
January	23	11	7	\$750,000	\$744,000
December	22	2	3	\$749,900	\$720,000
November	22	5	7	\$619,900	\$620,000
October	22	6	3	\$380,000	\$370,000
September	22	6	6	\$599,900	\$607,000
August	22	5	11	\$679,900	\$680,000
July	22	13	8	\$734,900	\$764,244

To view more detailed information that comprise the above  
MLS averages please visit [wsp.mycalgary.com](http://wsp.mycalgary.com)

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**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.

**LANDSCAPING & WINDOW CLEANING:** Weekly yard 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.

**CERTIFIED MASTER ELECTRICIAN:** Terry Raabis, RME/CME, CQT – Big Sky Ventures. Call: 587-228-9371 or e-mail: bigskyventures@shaw.ca. Home renos, re-wiring, troubleshooting, hot tub connections, smoke and carbon monoxide detectors, breaker panel upgrades, and much more! Fully licensed and insured. Customer satisfaction guaranteed.

**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](http://www.communitymediation.ca), 403-269-2707.

**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](http://www.cejelectric.com) or call Clayton at 403-970-5441.

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# David lives here.

David believes in the value of our community. David has demonstrated his commitment to our community through his Artist in Residence programs with our local schools and the annual Music in the Park event in Discovery Ridge. As the top performing REALTOR® on the Westside, homeowners have come to appreciate David's commitment to the value of our community too.

**David is invested in our Westside communities because this is where he lives, works and plays.**



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