# <u>GLENDALEthumper</u>

THE OFFICIAL GLENDALE & GLENDALE MEADOWS COMMUNITY NEWSLETTER

# **AURORA OVER GLENDALE!**



FROM **FOR SALE** TO **SOLD** 

YOUR JOURNEY STARTS HERE!





Dorothea Sautter
403-613-8133
Dorotheasautter.royallepage.ca
dorothea@royallepage.ca | @DorotheaSautter



Viki Fairbairn
403-850-1322
Homesbyviki.com
vfairbairn@royallepage.ca | @homesbyviki



Article and photo by Fred Nelson

Don always loved the look of the '66 Mustang and figured a convertible would be the Ultimate.

A fully-restored car was pretty expensive, so he bought this one that "needed a little work." Every part for a Mustang is available.

While he did end up with a brand new car, he found it was even more expensive to buy one via the Parts Department.

If you have a classic car that you would like to see featured in the community newsletter, please reach out to Fred Nelson at 403-242-3856.





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# Glendale/ Glendale Meadows Community Association

4500 25 Avenue SW, Calgary AB, T3E 0M1 Information: 403-242-2110 **Glendale on the Internet:** www.myglendale.ca



face book. com/Glendale Glendale Meadows Community Association

# **Board of Directors and Community Contacts**

GLENDALE GLENDALE MEADOWS BOA	RD OF DIRECTORS		
President	Myles Trawick		president@myglendale.ca
Vice President	Amanda Saigeon		vice-president1@myglendale.ca
Vice President	Lindsay Sali		vice-president@myglendale.ca
Treasurer	Shane Duthie		treasurer@myglendale.ca
Secretary	Laura Nixon		secretary@myglendale.ca
Member-At-Large, Website/Courts	Aaron Shannon		website@myglendale.ca
Member-At-Large, Membership	Monika Smith		membership@myglendale.ca
Member-At-Large	Veronika Duska		
Member-At-Large	Jessica Pedlow		
Member-At-Large, Rink Coordinator	Kent Viccars		rink@myglendale.ca
Member-At-Large	Daryl Drainville		
Member-At-Large	John Mar		
GGMCA COMMUNITY CONTACTS			
Thumper Editor	Laura Nixon		thethumper@myglendale.ca
Naturally, Glendale	Monika Smith		naturallyglendale@myglendale.ca
Glendale Book Club	Manibh Awada		manibh@shaw.ca
Guides	WestGlen District	403-217-1294	any-calgarywestglen@girlguides.ca
Rink Flood Crew	Kevin Eike		kceike@gmail.com
Building Maintenance	Jim Kelly		
Councillor	Richard Pootmans		caward6@calgary.ca
City of Calgary Neighbourhood Partnership Coordinator	Keith Magill	403-476-7182	keith.magill@calgary.ca
Hall Rentals	James Durant	403-242-2110	rentals@myglendale.ca
Social Events	Vacant		social@myglendale.ca
Community Garden	Michael Sander		garden@myglendale.ca

# **Board Meetings**

Our next meeting will be held on Wednesday, December 11, 2024 at 7:00 pm. All residents are welcome to attend. Join us in person at the community hall, or email president@myglendale.ca for the virtual link.

Annual Community Memberships \$35, Tennis Membership \$70, plus \$20 key deposit

To submit content for publication in the Thumper, please email thethumper@myglendale.ca

# What's Happening with Naturally, Glendale?

Article and images rendered by Monika Smith, Master Gardener

A lot of work, research, thinking, and planning has been devoted to creating a beautiful garden in Glendale. From a simple idea of having more flowers, to adding a gazebo, paths, raised beds, benches, and naturalization in consultation with residents, experts, advisors, and the City of Calgary, plans are in play to make it real.

We are looking at hardy, long blooming, thrifty, water wise, pollinator friendly, perennial flowers that can last a long time or have gorgeous greenery when blooming time is done—some will be old-fashioned, tried-and-true plants we all love, like peonies (Paeonia sp.), shrub roses (Rosa sp.), lilies (Lilium sp., which we have near the front of the hall). Others will be similar to what you can find in Calgary's beautiful botanical gardens, such as Reader Rock, Silver Springs, and the Lougheed House.

To the good-sized apples (Malus domestica) scattered throughout our hall grounds, we could add golden currant (Ribes aureum), Saskatoons (Amelanchier alnifolia), Evans cherries (Prunus cerasus 'Evans') as a food forest. We could reference beautiful gardens, such as Shinto, Zen, Moorish or a Medieval walled garden, or Naapi's garden of native plants.

Our Glendale 'yard' is actually owned by the City, which we lease through a License of Occupation (LOC). In case you didn't know, the GGMCA is responsible for taking care of the yard. All the trees belong to the City and are managed by Urban Forestry. Note that we have some poplar trees (Populus sp.) that are ailing; one will be cut down, and the others pruned. Check out the City tree map (maps.calgary.ca/TreeSchedule/) to see what's here and their value.

I was fortunate to connect with the area's Parks Community Strategist, Parks and Open Spaces liaison person, initially John Merriman (now retired) and now Katie Thorpe, and found a wealth of information provided in surveys and aerial photographs. We've gotten important information from a historical examination.

The hall grounds are located in an oval basin, which is an old 'lake bottom.' This is a natural drainage area that

has seen the lake coming and going depending on environmental factors. It dries out. We know that the lake was filled in in the 1950s, but with what? The City proposed that we get the soil tested. The report indicates that we have salinity, which means we need to ensure that what we plant can thrive under these conditions. Thoughtful selection is required.

There's lots more happening, more learnings and more decisions. If anyone has questions, or if you are interested in working on the Naturally, Glendale project, contact me at naturallyglendale@myglendale.ca.



Examples of Naturally, Glendale draft designs.



# PRESIDENT'S MESSAGE

Seasons, they are a changin. While some would welcome a year-long summer, I personally enjoy the changing of seasons as it provides a benchmark for the passing of time and offers us different experiences. For example, as our Glendale tennis and pickleball season ends (thank you to all our hard-hitting members, by the way), we begin to gear up for ice skating and tobogganing season. Our dedicated rink flooding volunteers are awaiting the first blast of sustained cold to "get the ice going." If you'd like to help, email rink@myglendale.ca.

Fall and winter also mean more indoor-based activities. Perhaps you've passed by the Glendale Hall and seen some of our user groups in the space – we have dance groups, book club, Fencing Calgary, and Girl Guides making great use of our hall, among others. If you have any ideas for our amazing facility that would benefit and bring together our community members, please email me at president@myglendale.ca, or rentals@myglendale.ca.

On November 11, we will honour our veterans on Remembrance Day, recognizing the sacrifices made by the Canadian Armed Forces.

As we head into cooler temperatures, I would be remiss not to mention the increasing visible population of people experiencing homelessness and poverty in our city. These upcoming months are incredibly challenging for this demographic. As a reminder of ways we can help, donations are always welcomed at the Food Bank, Trellis Society, Mustard Seed, Drop-in-Center, Inn from the Cold, and WINS, and you can call the Alpha House HELP Team (403-998-7388) if you see someone in need of support.

I want to extend my heartfelt thanks to all the volunteers who have dedicated their time and effort to make our events and facilities successful. Your contributions are invaluable and greatly appreciated. Let's continue to support one another and make our community a place where everyone feels welcome and valued. If you have any suggestions or ideas, please don't hesitate to reach out.

Wishing you all a wonderful month ahead!

Warm regards,

Myles Trawick

# **Glendale Hall Rental Rates**

For rentals, please contact rentals@myglendale.ca or visit myglendale.ca.

# Full Space (Hall, Kitchen, Boardroom)

Monday to Thursday: \$95 per hour (minimum of 4 hours).

Friday Evenings: 6:00 pm to 2:00 am, \$750.

#### Saturday:

Full Day, 10:00 am to 2:00 am, \$1,050. Afternoon, 10:00 am to 4:00 pm, \$600. Evening, 6:00 pm to 2:00 am, \$750.

Sunday: Full Day, 10:00 am to 10:00 pm, \$900.

Wedding Weekend: Friday evening through Sunday, \$2,500.

#### Boardroom

Monday to Friday, 8:00 am to 5:00 pm, \$50 per hour (minimum of 4 hours).

## **Security Deposit**

\$500, returned seven days post-event.

Rates do not include cleaning and are subject to GST.



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# Landlord and Tenant Law – Signing and Moving In

by Charmaine Coutinho



As a volunteer lawyer with Calgary Legal Guidance, I advise clients who would otherwise be unable to access legal services to empower them to take the next steps in their legal matters independently. I frequently advise on landlord and tenant disputes.

This article only discusses leases covered by Alberta's Residential Tenancies Act (RTA). This excludes tenants sharing living space with a landlord and a few other scenarios. I aim to help our community become more familiar with a few RTA topics, at a time when both landlords and tenants are under stress and looking for ways to improve their circumstances.

# Security Deposit, Damage Deposit, Key Deposit, Pet Deposit

Under the RTA, they're all the same: any amount payable by the tenant to the landlord, returnable if some specified circumstance occurs (end of tenancy, etc.), is called a "security deposit." The RTA limits the amount of all the deposits together to one month's rent. A landlord is not permitted to ask for more if the rent increases.

There is no exception for pet deposits. However, a landlord is permitted to ask for a non-refundable pet fee in addition to the rent, monthly or upon signing.

A landlord is permitted to retain the security deposit only if there are valid move-in and move-out inspection reports and damage to the unit, or there is money owing. To keep any portion of the security deposit, the landlord must give the tenant a statement detailing the specific costs to be reimbursed. Any deposit amount not covered by this statement must be returned within ten days of the end of the tenancy. If the statement includes any estimates (e.g.: cleaning or repairs), the landlord must send the tenant a final statement and return any unused funds within 30 days of the end of the tenancy.

The tenant can apply to the Residential Tenancy Dispute Resolution Service (RTDRS) to contest the landlord retaining a deposit. Conversely, a landlord can sue the tenant if the deposit is insufficient to cover the landlord's costs or missing rent. Neither the RTDRS nor the civil courts have automatic enforcement mechanisms though, so collection may be difficult.

## Repairs

There is little a tenant can do to force a landlord to repair a rental unit.

A tenant can pay for repairs, then ask the RTDRS for a rent abatement, but cannot withhold rent to incentivize a landlord to make repairs.

If the damage to the rental unit is endangering a tenant's health, the tenant can call Alberta Public Health (APH). Alberta has Minimum Housing and Health Standards regarding critical amenities like clean air and water, plumbing and sewage disposal, overcrowding, access to the unit, electricity, and heating. If a tenant contacts APH and APH finds evidence that the minimum standards are not being met, APH can mandate repairs.

However, a tenant should prepare for all eventualities: APH may do nothing, may force a landlord to make repairs, or may even condemn a rental space requiring that the tenant move out immediately. In the current market, housing is scarce and may be difficult to acquire quickly. If a tenant is not prepared for all possibilities from an APH investigation, it may be better to rethink contacting APH.

A landlord is not permitted to evict a tenant just for contacting APH. However, there is no ban on eviction for other reasons after a tenant has called public health authorities.

Thanks for spending a few minutes of your time with me. If you have a friend renting, be a good neighbour and share your new knowledge with them!

# **Pets of Glendale**



Izzy is a friendly Cavapoo and has lived in Glendale for three years. She loves to get out and meet all her friends and neighbours.

To have your pet featured in an upcoming edition of the Thumper, please send a photo and short write-up to thethumper@myglendale.ca. (Out Cat-alogue is steadily growing, and birds, fish, reptiles are welcome too!)



# **SAFE AND SOUND**

# Stay Steady: It's Fall Prevention Month

by Calgary and area Primary Care Networks

It's not unusual to occasionally take a tumble — uneven sidewalks, slippery conditions in the winter, or even misjudging the height of a stair are all common culprits.

As we age, falls become an increasing health concern.

"Falls are a significant health concern for seniors," says Faiza Karim, a registered occupational therapist with the Primary Care Network (PCN). "They are the leading cause of injury in older Canadians."

## The Ripple Effects of a Fall

Up to one-third of seniors experience one fall per year. As the rate of falls goes up, so does the reason for concern. For people over the age of 65, falls are the source of 85% of injury-related hospitalizations, including almost all hip fractures. They are also the leading cause of injury-related deaths for seniors.

Falls can also contribute to social isolation, affecting mental health and well-being. Karim says after a fall, some people will become more afraid to move — concerned about falling again — and may not do as many activities.

## **Tips for Preventing Falls**

Raising awareness and actively preventing falls is important to maintaining health and safety, particularly for older adults. Simple measures may include:

- Staying active to maintain balance, strength, and flexibility.
- Keeping floors clutter-free.
- Wearing supportive, well-fitting footwear, both inside and outside of your home.



 Reviewing medications with your family doctor or a pharmacist to understand side effects.

### **Find Support**

If you or a loved one is considered at risk, or there has been an increase in the number of near-misses or falls, talk to your family doctor.

You can also access free health support through the Primary Care Network. Visit albertapcns.ca to learn more.

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# GLENDALE NEWS BOARD

## Updates from the 2024-25 GGMCA Board

As allowed by the GGMCA bylaws, the board voted to appoint volunteer and GGMCA member Lindsay Sali to the GGMCA board for an interim period until the next AGM. At the October 2024 meeting, the following roles were established, and volunteers are still welcome to support Events, Membership, Thumper, 'Naturally, Glendale', and more!

President: Myles Trawick

Vice President: Amanda SaigeonSecond Vice President: Lindsay Sali

Treasurer: Shane DuthieSecretary: Laura Nixon

 Members At Large: Monika Smith (Naturally, Glendale), Aaron Shannon (Website, Courts), Veronika Duska, Jessica Pedlow (Social), Kent Viccars (Rink), Daryl Drainville, and John Mar.

At our October 2024 board meeting, James Durant, GGMCA's Hall Coordinator, provided the board with an update on rentals. James reported that we are hosting a lot of different user groups: Guides, Pathfinders, church groups, sportball, weddings, anniversaries, birthday parties, etc. Everyone loves the hall, and we are receiving great feedback on how beautiful it is. We have also actioned a few opportunities to provide better posted instructions for tech and facility use for renters. Jim Kelley, GGMCA's Maintenance lead, provided an update also, including plans to upgrade the netting on the rink, tune up the rink maintenance equipment before winter, and protect and repair the walls in the hall.

We'd also like to remind everyone to keep the hall in mind for your holiday parties! See myglendale.ca/hall-rentals/.

#### **Aurora Over Glendale**

What a special time 2024 has been to gaze skyward. In early October, the solar storm intensities were strong enough that beautiful aurora were visible in the evenings right within Glendale. On some nights, the phenomenon was visible with the naked eye (digital cameras have also enhanced viewing experiences), even around



street, commercial, and field lighting. Artificial lights normally block the view and require skygazers to head out of town for a chance to see the dance! Glendaliens could also check out the Tsuchinshan-ATLAS comet at sundown in the western horizon (on non-cloudy nights) from the Thanksgiving weekend through to about October 20. Thanks to Laurie Odnokon for sending in this aurora photo from October 7, looking west down 25 Avenue near Glendale School.

#### Wildlife in Glendale

A few neighbours have mentioned surprise at seeing a skunk wandering by from time to time. According to cbc. ca/news/canada/calgary/skunks-fall-pests-1.7345204, skunks semi-hibernate, meaning that Calgarians will still likely see skunks around during milder winter days when they are out foraging. Also, in the current season, this year's young are out to find their own dens and are often curious and not be smart enough to stay away from people! But they won't spray unless provoked. Try to admire that racing stripe from afar and take steps to protect your structures and yard from being an ideal burrow spot.

# **City of Calgary Updates**

On September 9, 2024, the Ward Boundary Commission approved its final report on the review of the effectiveness of the 14-ward system with no changes to the number of Councillors.

The City wants to thank residents, community associations, and community organizations for supporting the water restrictions in June, August, and September. They are incredibly grateful for your commitment, creativity, and resilience throughout this period and encourage you to consider continuing with these water saving practices, where you can.

Olympic Plaza is being closed at the end of 2024 for a wonderful transformation. Calgarians are invited to commemorate the Olympic bricks by locating their inscription using The City of Calgary's Olympic Brick Finder and visiting Olympic Plaza until the end of December.

Calgary Parks and Open Spaces is creating a 20-year plan on how Calgary develops, redevelops, and manages parks to connect Calgarians. This work is in Phase 3, which means the Draft Parks Plan is available online, following previous engagement phases: engage.calgary. ca/parksplan. The City is also reimagining how public recreation is delivered in Calgary. Visit engage.calgary. ca/gameplan for updates on GamePLAN, a long-term vision and strategy to shape inclusive, accessible, and sustainable recreation service delivery for the next ten to 30 years.

Updates regarding revisions to the Zoning Bylaw, including outcomes from recent engagement phases can be found at engage.calgary.ca/citybuilding/cbpphase4.

## **Upcoming Events**

Most events are free, and we ask that all participants have an active community association membership. Watch myglendale.ca/events for the following fun activities and to register.

- November 2, 10:00 am to 4:00 pm Glendale Craft Show and Sale at the hall.
- November 12, 10:00 am to 12:00 pm Glendale Book Club meets on the second Tuesday of each month at the hall from 10:00 am until noon. Check myglendale.ca/book-club/ for the upcoming titles or contact Manibh at manibh@shaw.ca.
- December 1, 1:00 to 5:00 pm

   Christmas ornament painting at the hall with Paint Ur Art Out. Free for GGMCA members (use code memberxmas)!
   \$10 for non-members. Check myglendale.ca/paint for more information and register at



www.painturartout.com/scheduling-1 by selecting the December 1 event.

- **December 10, 10:00 am to 12:00 pm** Glendale Book Club. December's title is *Seabiscuit* by Laura Hillenbrand.
- **December 24, Morning** Christmas Eve Skate! Stay tuned for more information. Come down to the rink and skate track on Christmas Eve morning for some fresh air and friendly neighbourhood socializing.



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