



Springbank Hill Express

Serving the subdivisions of: Springbank Hill, Springborough, The Slopes, Anatapi, Montreux, Montreux Estates, Spring Haven, Highgate at Springbank Hill, Spring Valley Estates, Elmont

May 2008

Volume 2, Issue 2

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Your Community Association is Hard At Work

Our Vision :

To promote a safe, fun, and vibrant community.

Our Mission:

To operate a sustainable organization that serves the needs of the residents.

Over the past year...

- Community Needs and Preference Study
- 3 newsletter publications
- Launch of new website and subsequent updates
- Winterfestival party
- Neighbourhood garage sale
- Annual General Meeting
- T-ball/Soccer program for 4-6 year olds
- Neighbourhood party
- Town Hall Meeting re: community survey
- Halloween party
- City approval of neighbourhood pleasure rink
- Organization of Casino fundraiser
- Numerous consultations with City representatives and officials regarding commercial and residential development in our community
- Stay 'n Play and Park 'n Play programs

The SBHCA Board of Directors is an enthusiastic group of neighbours who were dedicated to making this year one of the most active since the Association's inception in 2000. They are equally excited about what the next year has to offer. Please help support their efforts by sending in your 2008-09 membership form attached to the end of this newsletter.

If you'd like to know why Springbank Blvd has a dirt pile on the end of it, or where the LRT route will run, or how we plan on expanding our programs even more next year, then please mark your calendars and plan to attend our

"Report to the Community"

on Wednesday, May 28 from 7-9pm at the Valleyview Presbyterian Church.

Come meet your new Alderman, Joe Connelly, have a few snacks and refreshments and meet more of your neighbours. Babysitting will be provided.

President's Message

As we roll through spring, and summer quickly approaches, I am pleased to report that the 2007/08 year has been the most successful ever for our Community Association. I want to say thank you to everyone who has helped make our community one of the most active groups in Calgary. Whether it was coaching a soccer team, volunteering to make cookies for an event, working at the casino, sitting on a committee or writing letters about developments, I truly appreciate each and every contribution made. I also want to say thank you for the tireless efforts of our Board of Directors. It is an honour to be surrounded by people who care so much about our neighbourhoods.

This past year has given me an opportunity to talk to many people from the numerous subdivisions within Springbank Hill. I've certainly learned that there are many leaders in our neighbourhoods who we didn't realize were there before. Part of our efforts over the next year will be to connect with each subdivision more directly and create a stronger network of communication. Our best form of advertising is word-of-mouth, so make sure you get out and talk to your neighbours about this newsletter and website, and all the things that our Community Association can offer.

Brent Mielke, President
Springbank Hill Community Association

BLOCK PARTY

When: Saturday, June 21, 2pm

Where: The park on Springbank Blvd & Springbank Drive

Who: All Springbank Hill residents

Why: Soccer and T-ball Windup,
Meet your neighbors,
Have fun with friends!

What: Bring a side dish, cutlery,
chairs, and beverage!

Hamburgers or hotdogs for sale for \$2 each.

Bike parade for kids—decorate your bike!

Entertainment and activities for the whole family!!

Contact Corynn at events@springbankhill.org for more information or to volunteer!



Springbank Hill Community Association

MAILING ADDRESS:

7541 – 26th Ave. SW
Calgary, AB
T3H 3X2

PHONE:

(403) 519-0746

E-MAIL:

info@springbankhill.org

WEBSITE:

SPRINGBANKHILL.ORG

Other Upcoming Events...

May 28 –
Report to the
Community AGM

May 31 –
Community Garage
Sale

June 21 –
Neighbourhood
Party and T-ball
Wind-Up

Homeowner's vs. Community Associations – What's the difference?

Historically in Calgary, community associations have evolved within a given community's geographic boundaries to fulfil the role of the "community-based" organization. Today however, many new communities are built with a resident's or homeowner's association first. The question is sometimes raised as to whether a community association is required if a homeowner's association is in place. What is the difference between them anyway?

How they come about

Early in the planning and development process, land that is expected to be transformed into urban (residential) uses is conceptually planned for in policy documents called Area Structure Plans or Community Plans. Included in these policy documents are the approximate future locations of major parks, schools and community facilities. These are located on public lands, and thus the community association site cannot be bought or sold, and is meant to serve the needs of the community in perpetuity. In contrast, homeowner's associations are developer-established entities and their facilities are situated on private lands as opposed to on municipal reserve. As such, they are not planned for in the policy documents and there are no conditions or requirements on their site location, size or

catchment area. Portions of, or the entire site could be sold for other uses such as housing or commercial development at any time. Both are registered and legally bound by the respective Act to report back to the members and to have by-laws, etc.

Who's needs they meet

Community associations are designed to meet the needs of its user population. These needs help define the types of programs and services that community associations offer. Typically, programs and services are fitness and sport, social activities, public events and representation at the city level on matters including community planning. Homeowner's associations are typically established to meet the needs of the developer, which are initial marketing of residences, and on-going maintenance of jointly owned lands. They do not serve a representative role and often choose not to offer services to the residents if they cannot fully recover costs in doing so.

Within the community of Springbank Hill, we have at least 4 Homeowner's Associations running, and more are on the verge of establishment. For more information, visit our Helpful Links page of our website to find the contact information for your Homeowner's Association.



Creative Arts
at Valleyview
Summer Camps for Kids!

Nature Trail Ages 4-6 July 7-11
All You Ever Need Ages 7-10 July 21-25

www.artsatvalleyview.org

Check out our
website for
updated information
on news around
our community.

www.springbankhill.org

Traffic & Safety In Our Neighbourhood

With the growing development in the greater Springbank Hill area comes more people, and of course, more traffic. We have seen a greater volume of traffic and are fielding more complaints from residents about speeders in their communities.

We must all be diligent, realizing that once we turn off of Highway 8, 69th Street, or 17th Avenue, we are entering the areas where we live and raise our kids. These are *residential* streets. All streets, unless otherwise posted, are a maximum 50 km/hr zone. Pay special attention to playground zones.

If you have concerns about speeding in your community, you may contact the Calgary Police Service, District 2 Community Liaison Officer (567-6200) in order for a speed study to be conducted. This may result in an officer attending and writing tickets. Further to this you may consult the City of Calgary website and review the procedures to request more permanent speed calming measures.

As the warm weather approaches we are spending more time outside with families and doing yard work. This means that there are times when we leave our patio doors or garage doors open for long periods of time while we may be in the front or back yard. Be aware that not all people in our communities are there for legitimate reasons. They may be looking for opportunities to steal golf clubs, mountain bikes or anything valuable. Crime statistics show that the majority of thefts and break-ins happen during the day, so please be aware of your yard and lock doors when you are not in sight.

If you have any other questions or concerns regarding traffic or safety in our community, please contact Dan Kostuik, our Traffic and Safety Director, at info@springbankhill.org.

Let's work together to make our community safe and enjoyable for all.

Where Are All the Nodes?

At the time the City Annexed our area from the M.D. of Rockyview, 2 years of negotiations took place involving the Alderman and many divisions and departments of City Administration, member of the M.D. council and administration, a number of developers interested in the area, and as well a number of then existing residents. The resulting Agreement was our Springbank Hill Area Structure Plan (ASP). This set out the parameters and guidelines for development within our Community, and which our Committee closely follows. Our Committee has no legislated power, only that of persuasion, however we receive excellent cooperation and support of our positions from Alderman Connelly.

Neighbourhood Nodes

One criteria of the ASP was the establishment of "Nodes" in 3 areas of the Community. These are intended to serve as a focal point of the neighbourhood and function as a centre of activity. Key features are attractive functional public open space, a mix of adjacent uses including multi-family housing, day care or home care, recreation and institutional uses, professional offices and a small amount of retail, a major Transit bus stop, all to give a sense of place to the general neighbourhood, and accessed by major streets and the pathway system.

3 sites were outlined in the ASP, none of which have yet been developed. The current status of each is :

1. Northwest corner of 69th St and Springbank Blvd

A two-storey building designed for professional offices (medical), shops, day care etc. was approved for

construction 3 years ago, but is in limbo due to a dispute with the adjacent condo association (built by same developer) over an access road. Developer has lost potential medical leasees it had 3 years ago.

2. West side of 85th St. at Val Gardena Blvd

A year ago, a building permit was issued for a service station and car wash, a convenience store and two, 2 storey office/shops buildings. Developer unable to find leasees so sold property. New developer proposing to build two, three or four story condo buildings with 104 units. Our Community Association is strongly opposed to this as it obscures views and sun of housing to the north and substantially exceeds legal housing density of Montreux. We will continue to oppose current design, with great support from local homeowners, and will seek other solutions more compatible with our ASP.

3. North side of Springborough Blvd. next to Ambrose University

Proposed 2 storey office/shops etc. building permit applied for. This land is owned by Ambrose University. Construction expected to commence this summer. No indication yet on potential leasees, but are focusing on professional, commercial shops, and convenience or fast food/café. This has better potential due to University population.

The Association has been hoping for small retail convenience stores in these nodes to service our neighbourhoods, but developers claim that in today's conditions these are not economical due to high land and construction costs (thus rents) and probable low volumes.



The City of Calgary Community & Neighbourhood Services in partnership with your community association is extremely pleased to present an opportunity for you to Adventure Together with us this summer!

Stay n' Play

For children 3 - 5 years old, 10:00 am - 12:00 pm

Stay n' Play is a drop-in program. Join in the fun with games, crafts and other activities. Children must be accompanied by an adult/guardian. **No cost.**



Park n' Play

For children 6 - 12 years old, 10:00 am - 3:30 pm

Park n' Play is a drop-in program. Join in the fun with games, crafts and other activities. Children will be divided into two age groups (6 - 8 year olds and 9 -12 year olds) with activities designed with their ages in mind. If numbers are low, children will remain together as one large group. **No cost.**



July 7 - July 11

Signal Hill -2063 Sirocco Dr SW

July 28 - August 1

Springbank Hill - Springborough Blvd & 69 St SW



PLEASE NOTE.....

- Don't forget your hat, lunch, appropriate footwear, sunscreen and plenty of water!
- Registration with City leaders is required on-site each day.
- Groups of six or more are required to call 311 prior to attending.
- All programs may be cancelled due to inclement weather.

Interested in Volunteering?

Community and Neighborhood services in South West Calgary is currently seeking youth between the ages of 12 and 17 to volunteer with our summer Park'n'Play programs.

These programs run in various communities over the summer and volunteers would be on site to help our leaders run games, host special events and play with children. Whether you have one week or all summer to commit we would love to have you participate. We will provide training so that all volunteers are aptly prepared for their experience. For more information please contact Heather Abernethy at 519 -5204 or heather.abernethy@calgary.ca. We look forward to working with you!

For more information on summer programs
please call 3-1-1



**SPRINGBANK HILL
ANNUAL**



May 31, 2008

8:00am to 2:00pm

Sponsored by:

Fiona Christiaansen

MaxWell Westview Realty

&



SBHCA
Springbank Hill Community Association

IN SUPPORT OF THE CALGARY INTERFAITH FOOD BANK

TO PARTICIPATE:

You must live in Springbank Hill

Register your home with Fiona Christiaansen **Phone: 869-8068** or mail fchristiaansen@creb.com before May 26th.

Fiona and the SBHCA will drop off your 'Garage Sale Kit' with signs, balloons, vouchers etc and in exchange we will pick up your non-perishable food donation to the Calgary Food Bank

Next..Hold the Garage Sale at your home, make money and keep it!

*Go shopping and support
your neighbour!*

And...what do you do with your left over treasures, or items that you prefer to donate....

Recycle and Used Clothing Drop off

When: 1pm - 3pm Saturday May 31st

Where: Menno Simmons School Parking Lot
7000 Elkton Drive SW

Sponsored by: RockPointe Church - Westhills

What: Bring your used clothing for donation to the various charities in Calgary.

Bring your used electronics for recycle:

- ** Personal Computers, Laptops
- ** Peripherals (keyboard, mice, cables, speakers)
- ** Monitors and Televisions
- ** Cell Phones

Note: Only ARMA qualified items will be accepted.
For more information go to www.ecycle.com

**To Leash Or Not to Leash?
City of Calgary Bylaw – Responsible Pet Ownership**

Getting outside to enjoy the warm weather is a great way to get fit and spend quality time with your family dog. When out with your pet, please remember to be a responsible owner. Within the last year, The City of Calgary Bylaw department has been notified of some dog attacks, towards children by off-leash dogs, in our community. Thankfully, the children were not injured badly. However, according to The City of Calgary, Responsible Pet Ownership Bylaw includes:

- Ensuring your dog is under control and kept on-leash in all areas unless in a designated off-leash area. **None of the parks in our Springbank Hill community boundaries are designated as off-leash dog parks.**
- Pick up your dog's feces immediately and properly dispose of them.

- If you leave your pet in a vehicle they must be restricted so to prevent them from coming into contact with people, but the animal must also have enough fresh air so they don't get overheated.
- Ensuring that your dog or cat at three months of age is licensed. A pet license helps Animal Service reunite you with your lost pet. Dogs must wear their license tag when off your property, but cats are not required to wear their license if they have a visible tattoo or readable microchip. Licenses can be purchased at www.calgary.ca/petlicences or at the Animal Services Centre.

Not complying with City of Calgary bylaw can result in fines. Being a responsible pet owner is not only the law, it's also important for your pets' safety. If you need to report a pet owner for a bylaw infraction, please contact 3-1-1.

**Springbank Hill Community Association
Membership Request Form**

Our membership year runs from September 1st to August 31st. If you wish to purchase a membership for the 2008-09 year, either contact us by email, or complete the information below and mail it along with your \$25.00 membership fee to 7541 – 26th Ave. SW, Calgary, AB, T3H 3X2. **Do not send cash in the mail.** Cheques can be made out to "Springbank Hill Community Association" or "SBHCA". Your membership will be mailed back to you. Thank you for your support!

Name: _____ Email: _____

Address: _____ Home Phone: _____
Street Postal Code