

**WEST JASPER/SHERWOOD  
COMMUNITY LEAGUE  
9620-152 Street  
December, 2016  
Newsletter**

**REPRESENTATION**

Our community league represents the area from 92<sup>nd</sup> Avenue to Stony Plain Road and 149<sup>th</sup> to 156<sup>th</sup> Street. This includes Sherwood Community and West Jasper Place Community. Our Board of Directors are: Jerry DeBoer, President; Jack Krysz, Vice President; Maria David, Secretary; Wilma DeBoer, Finance Director; Jerry DeBoer, Facilities Director; Irene Blain, Civics Director; and Jim Andreacos, Soccer Director and Past President. **Hall Rentals:** phone Jerry DeBoer @ 780-289-0347.

**TURKEY BINGO**

**Christmas Turkey Bingo** will be held at the community hall on **Sunday, December 18.** Children, eight and older, are welcome to participate in the regular games when accompanied by an adult. However, children will not be allowed to play for cash prizes as per Alberta Gaming & Liquor Regulations. **Doors open at 11:00 a.m.** Bonanza precall begins at 12:00 noon, early birds to follow. Regular games start at 1:00 p.m. Door prizes, 40 regular games, and chances to win a prize. There will be 8 chances to win a turkey. Cash prizes include 2 early birds, 2 bonanzas and 1 odd/even game.

**SKATING RINK**

**Weather permitting**, the skating rink will open on **Tuesday, December 13<sup>th</sup> @ 6:00 p.m.** (phone: 780-489-2994 to confirm). Paul, our Rink Manager from last year, has agreed to stay on for another year. **Free to members, non-members a toonie a skate.** If you don't have a membership, try out the ice, and then sign up. Family-\$30; Single (18+ years)-\$15;

Senior (55+ years)-\$5.

**Free Use of New Skates and Helmets** (when available):

- To be used on West Jasper/Sherwood Ice Rink **only**;
- For West Jasper Place and Sherwood residents as well as Kids On Track families.
- Must sign out with Rink Manager.

**Rink Hours:**

**Monday, Tuesday, Wednesday and Friday** – 6:00 p.m. to 10:00 p.m.

**Thursday** – closed (one day a week per government regulations for employees).

**Saturday** – 1:00 p.m. to 9:00 p.m.

**Sunday** – 12:00 noon to 6:00 p.m.

**\*\* Note: Private rink bookings for hockey teams, etc., please phone Irene @ 780-489-2994.**

**Rink Rules:**

Individuals under 18 years **must** wear a helmet.

All skaters are encouraged to wear a helmet.

If temperatures drop to -20 C (including the wind chill), the skating rink may close.

The final decision is left to the Rink Manager's discretion.

Adults are encouraged to accompany children 12 years and younger.

### **KIDS ON TRACK - FREE LEARN TO SKATE**

Does your family want to learn to skate? Four free classes on January 7, 21, 28 and February 4, 2017 at Crestwood Arena (9940-147 Street) from 11:45 a.m. to 1:45 p.m. New skates and helmets are provided for lessons. Space is limited to 40 participants.

**Skating application deadline is December 16, 2016.**

#### **Criteria to Participate:**

- Must be a resident of West Jasper Place or Sherwood;
- Must be a non-skater (beginner level classes);
- At least 1 parent must be learning to skate with their children;
- Children must be school age; and
- Must be able to attend ALL 4 classes.

For more information, or to fill out an application form, please visit website:

<http://kidsontrack.org/programs/active-families/>. Phone: 780-481-2942.

Email: [activefamilies@kidsontrack.org](mailto:activefamilies@kidsontrack.org).

### **WINTER CARNIVAL**

On **Saturday, February 25, 2017, from 1:00 to 3:00 p.m.**, in collaboration with Kids On Track, we will have a winter carnival. **Activities:** carnival games, snow art, kicksleds, snowshoes, broomball and weather permitting, skating and shooter tutor net.

Hamburgers, hot dogs, bannock, etc. will be available. **Free to West Jasper Place and Sherwood residents, as well as, Kids On Track families.**

### **COMMUNITY SANDBOXES**

Due to budget cuts, the city will no longer be offering free sand for the public at community leagues. Sand will be provided free for the public at the roadway maintenance yards. There will be sandboxes in front of their fence at 14320-114 Avenue.

### **WHO DO YOU CONTACT – POLICE OR BYLAW?**

#### **911 (Emergencies):**

Violent crimes; vandalism in progress (including graffiti); drug dealing; violent threats; fire; medical assistance required; and public nudity.

#### **780-423-4567 (Police Non-emergencies):**

Public drinking and drug use; hit and run accidents (no injuries); public urination or defecation; and theft from autos.

#### **211 (Social Concerns – 24/7 Crisis Diversion Team):**

Sleeping in your doorway or on your property; showing signs of mental illness or intoxication.

#### **311 (Edmonton Community Standards) or Email 311@edmonton.ca:**

Littering/garbage; graffiti; parking issues; animal control; derelict vehicles; nuisance houses; untidy/unsightly yards; and unshovelled public sidewalks.

### **MATURE NEIGHBOURHOOD OVERLAY (MNO)**

An important amendment to the MNO will require better urban design for infill. City council is supporting the recommendations from our Jasper Place ARP team that semi-detached and rowhousing shall have the front and rear façade of each dwelling staggered a minimum of 0.6 meters behind or projecting forward of the other attached dwelling. This will reduce the massing effect. Also, all housing must have a minimum of three different exterior finishing materials or cladding on all facades facing a public roadway.

### **CITY OF EDMONTON FLOOD MAPS**

The City of Edmonton flood maps reveal a new storm water pipe is proposed on 149<sup>th</sup> Street from the river to 107<sup>th</sup> Avenue. Also, all the storm pipes in West Jasper Place and Sherwood show they are at capacity during a heavy rain. With a significant rain, the water may move up the manhole and impact basement flooding. For more information, google city-wide flood mitigation study.

### **BABYSITTER IN OUR COMMUNITY**

Dan Wilm's 12 year old daughter is offering her services as a babysitter for area families. She has also taken a babysitter's course. Email: [cdwilm@shaw.ca](mailto:cdwilm@shaw.ca) for details.

### **WEST VALLEY LINE LRT COULD BE FAST-TRACKED**

Councillor Knack believes the west leg of the Valley Line LRT could be built within 18 to 24 months. The federal government has earmarked funding for this line and **IF** the province provides their share of the money, construction could start in conjunction with the south leg of the Valley Line LRT. Once funding is in place, land prices in our area will increase. If you know your house is a knockdown and you can wait, don't sell until construction on the West Valley Line LRT is publicly announced.

### **NEW MORTGAGE RULES WILL AFFECT 2017 HOUSING SALES**

The media recently reported that there is a glut of resale houses and rentals on Edmonton's market. To compound this situation, home buyers that do not have 20% down payment must now qualify for the Bank of Canada interest rate which is nearly double the lender's rate. For example, individuals who previously qualified to purchase a house for \$450,000 with a standard 5% down payment now only qualify for a \$360,000 house. Also, Canada Mortgage and Housing Corporation (CMHC) is concerned about the high debt loads of consumers. They are considering raising the required down payment from home buyers with loans backed by CMHC mortgage insurance. As well, mortgage lenders may have to pay a fixed amount toward the CMHC mortgage insurance which could further raise mortgage rates.

## **PROPERTY SALES AND INCOME TAX**

Revenue Canada now requires all property that is sold from this year on must be reported on your income tax. This includes your **primary residence**. If you do not report, you could pay \$100 per month in penalties for late reporting, up to a maximum of \$8,000. Property owners will no longer be able to avoid capital gains tax on investment properties.

Revenue Canada will be monitoring sales through Land Titles. **Important to note, capital gains tax will be levied against secondary suites in your primary residence when you sell.**

## **CHANGES TO THE MUNICIPAL GOVERNMENT ACT (MGA)**

The provincial government has implemented some excellent changes to the MGA. The public may now file a complaint with the provincial ombudsman if they feel that city council has not followed their relevant legislation, policies or procedures. Also, in 2017, another Bill will be introduced to the MGA that will require all elected officials follow a Code of Conduct which will be detailed in the MGA.

## **PROPERTY OWNERS BE FOREWARNED**

Currently there are a couple of real estate companies in the neighbourhood who are not only selling property but also buying to develop. If you have to sell, ensure you get at least three **different** companies to provide you with an estimate. The realtors both selling and purchasing property for development may not give you a true market value.

## **PROGRAMS**

Our community league offers a number of programs at our hall (9620-152 Street). Everyone is welcome.

### **Whist**

Wednesdays from 1:00 p.m. to 3:00 p.m. Sundays from 7:00 pm to 10:00 p.m. The cost is \$1.00 per person. Beverages are provided.

### **Progressive Rummy**

Thursdays from 6:30 p.m. to 9:00 p.m. You don't need a partner, just drop in. The cost is \$5.00 per person. Beverages are provided. Payout is based on the number of players.

### **Cribbage Tournaments**

On the **first and third** Wednesday of every month from 7:00 p.m. to 10:00 p.m. The cost is \$5.00 per person. Beverages are provided. Payout is based on the number of players.

### **Carpet Bowling**

Mondays from 1:00 p.m. to 3:00 p.m. The cost is \$1.00 per person. If you have any questions about these programs, please call Shirley at 780-489-8945.

## **MODERN SQUARE DANCING** (Community League Hall, 9620-152 Street)

The St. Peters 2X4's Dance Club, a non-profit organization, promotes square dancing, round dancing and clogging. On Fridays, Beginner level from 7:00 p.m. to 8:30 p.m., and Mainstream level from 8:30 p.m. to 10:00 p.m. The cost is \$5.00 per person. The first

**three introductory nights are free for new beginners. Beverages and snacks are provided. Phone Mike and Anne Soparlo at 780-481-3122.**