

CRESTMONT

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The Crestmont Courier is a quarterly newsletter published by Qualico for the residents of Crestmont.

Courier

Crestmont Today!



With Phase 3 (Chateaux Hill) nearing completion and Phase 6 (Whisper Creek) sold out, much of Crestmont's new construction activity is being focused on Phase 7. Otherwise known as Chateaux Summit, Phase 7 is well underway and looking great. The 18 lots along Crestmont Way have been divided amongst Sterling, NuVista and Shane Homes. The estate builders in this phase will be Albi Homes and Augusta Fine Homes. Due

to last summer's torrential rains only a portion of this phase was constructed and that was 24 lots. Late this summer the remaining balance of Chateaux Summit will be released. We are very excited as some of the lots range from 1/4 to 1/3 of an acre. This phase is sure to deliver some of the most impressive views Calgary has ever seen!

STORY FEATURES:

Crestmont Update
A Message from the Alderman
Homeowners Fees

Card Keys
Skating Rink
Fences

*Check out this
newsletter online at
www.crestmont.ca*

On the Record: A Message From Alderman Dale Hodges For The Crestmont Community Newsletter

In my previous article for the fall 2005 issue of the Crestmont newsletter, I provided some background information on one of the major transportation projects under construction at Stoney Trail and Trans Canada Highway NW. As I indicated in my previous article, the first phase of construction of this new provincially funded grade-separated interchange has been completed. The first phase of the project included the installation of underground utilities. The second phase of the project began last October with the construction of the embankments which will be part of the support system for the flyover ramp structure. The final design of the interchange will feature a free flow system with no traffic signals. Project information is available on the Alberta Infrastructure and Transportation web site at www.inftra.gov.ab.ca (click on Construction Projects, and Calgary Provincial Highway Projects). If you have any questions about this project, please contact Stantec Consulting at (403)716-8198 or by email at transportation.calgary@stantec.com.

2005 Market Value Assessment for Crestmont

All property owners who own property in the community of Crestmont will have received their new assessment notices in February. The Assessment Department of the City of Calgary undertakes a market value analysis of all property within the City of Calgary each year, as of July 1 of the previous year. In other words, the analysis encompasses all

sales of property for the year proceeding July 1, 2005. There are 298 individual properties in Crestmont, excluding non-residential and condominium parcels. However, this summary of the Assessment Department's report will concentrate on the single residential area only. The number of sales used in the market analysis was 113. It should be remembered that the annual property reassessment process, and Council policy, does not allow for the generation of additional tax revenues on a city wide basis. In other words, the challenge each year with the general reassessment is to establish revenue neutral tax rates on a city-wide basis, even though the overall average residential market value increase was approximately 8%. Therefore, when the Assessment Department examines the overall residential property market for the year prior to July 1, 2005, in the Crestmont area, it is the increase in value above the 8% level, as well as those other segments which are below the 8% level which form the basis of the market value assessment.

The general assessment results for Crestmont for 2005 can be summarized as follows for the 298 single residential properties in the community:

- 10 properties or 3.36% have been assessed in the -10% to -20% decrease range.
- 213 properties or 71.48% have been assessed in the -0% to -10% decrease range.

- 38 properties or 12.78% have been assessed in the 0% to +10% increase range.
- 12 properties or 4.03% have been assessed in the +10% to +20% increase range.
- 20 properties or 6.71% have been assessed in the +20% to +30% increase range.
- 3 properties or 1.01% have been assessed in the +30% increase range.

As can be seen from the summary above, 251 properties or 84.2% of the total, fall within the -10% to +10% range in terms of tax changes. More detailed information, including street maps illustrating specific individual assessments can be located on the City of Calgary's Assessment website at www.calgary.ca/assessment.

If you have any questions about anything in this article or about any other municipal issue, please do not hesitate to contact my office by telephone at (403)268-2430 or by e-mail at www.calgary.ca/aldermen/ward1

dale.hodges@calgary.ca



Feb. 17, 2006
DALE HODGES
ALDERMAN,
WARD 1



Virtually Sold

Watch for the first annual Crestmont
Community Garage Sale coming Saturday, May 27, 2006



Sponsored by **Lesia Meadowcroft**, Agent and Crestmont resident
bus. (403)249-4322 fax. (403)244-0152 email. lmeadow@shaw.ca

This is not intended to solicit properties currently under contract with a brokerage

Homeowners Fees

Where do your homeowner's association fees go?

The ultimate question!

Your homeowner's association fees cover much more than hall maintenance. Your association fees contribute to extensive landscaping and flower planting in public areas, snow removal, garbage removal and utilities, providing services that are not available in other Calgary neighborhoods. As well, the fees cover new projects like the skating rink. Without your fees, extra services and opportunities would not be possible.

Outstanding Fees

As a homeowner in Crestmont, you are legally required to pay your association fees. A caveat has been registered on each home's land title stating the annual amount owed and stipulating interest rates and penalties for non-payment. When homeowners chose to pay these fees they will recognize the benefit of the additional services and amenities in Crestmont. Conversely, when the fees are in arrears projects are delayed. For example, there was a delay in the construction of the rink because of financial constraints brought on by unpaid resident fees. As of December 31, 2005 there was **\$15,950.23** in outstanding fees owed to the Resident's Association. The importance of outstanding fees will take on even further relevance once Qualico turns the operational reins over to the community. As a result of financial concerns and in interests of fair play, homeowners in arrears will be contacted by a collection agency in the next while. All inquiries concerning annual resident's fees should be addressed through Lee Professional Services Ltd. at 241-2030. As a convenience, pre-paid addressed envelopes are available from the Hall. Leave a message for Community Liaison Dave McKee at 202-2175 and he will be happy to drop one off to your house. Please continue to do your part in making Crestmont the most Ambitious new area in Calgary!

Card Keys

Once acquired, the Hall access card key does not need to be renewed annually. The card should remain with the original recipient if the owner relocates within the community. The card allows access to the westerly facing lower level door between 8:00am and 10:00pm seven days a week. This area features washrooms, benches and skate-friendly flooring. Cards are issued on a one-per-household basis. There is no initial charge for the card, although the replacement fee for lost cards is \$50.00. Occasionally the cards fail to work. If your card key is defective for whatever reason Community Liaison Dave McKee will replace your pass free of charge.

Did You Know? The smallest bone known is the ear bone of a humming bird or the rib bone of a guppy.



Hall Rentals

For all Hall rental inquiries, please contact rental coordinator extraordinaire Terri Delarue. Terri can supply you details on hall availability, rates, capacity and the like. Crestmont residents receive substantial discount rates for both hourly and daily rentals. Terri can be reached at 861-8815 or crestmonthall@shaw.ca.

Skating Rink

The new skating rink has been constructed on the Hall's north lawn to further provide Crestmontonians with year-round recreation opportunities. The location of the rink is on a trial basis this year depending on the suitability of the grade. The main advantage to the current location is the extended life of the ice in the shadows of the retaining wall. There are some amenities to work out but it was felt the rink should be started this year regardless of the unseasonably warm weather. Thank you to Dave Paley for his time and effort spent in the design and organization of the construction of the rink. If you would like to volunteer to assist Dave in maintaining the rink, you can contact him at 333-3119. The usual fountain skating area adjacent to Crestmont Hall was not flooded this year due to ongoing fountain maintenance and repairs that could not be completed during the very wet 2005 season.

Did You Know? Of the 206 bones in the average human adult's body, 106 are in the hands and feet (54 in the hands and 52 in the feet).

Community Liaison

Call Dave McKee at 202-2175 or dmckee@qualicogroup.com for general Crestmont community inquiries and concerns Tuesday through Thursday evenings and Sunday from 11:00 to 5:00pm.

YOU AND YOUR CITY (cont.)

Fences

There have been a number of inquiries about fencing restrictions in terms of design and colour. City Bylaw dictates the fences should be a minimum of 1.2 metres and no higher than 1.8 metres, or 4.0 feet and 6.0 feet respectively. Otherwise, wood side-yard fences should ideally match other community examples for design and colour continuity. For the 'community approved' colour code, call Cloverdale Paint at 284-5353. Quote card #981, the Crestmont fence colour. Fencing guideline handouts are available at the Hall.

Did You Know? The smallest bones in the human body are the in the middle ear (the hammer, anvil and stirrup).

Crime Stats in Crestmont

The Crime Stoppers phone number remains the same at 1-800-222-TIPS (8477).

	YEAR TO DATE	NOV. 2005
ASSAULT	1	0
STREET ROBBERIES	0	0
COMMERCIAL ROBBERIES	0	0
BREAK & ENTER-HOUSE	1	1
SHOP	2	0
OTHER	0	0
THEFT OF VEHICLE	0	0
THEFT FROM VEHICLE	3	0
MISCHIEF	0	0

Crestmont Contacts at a Glance

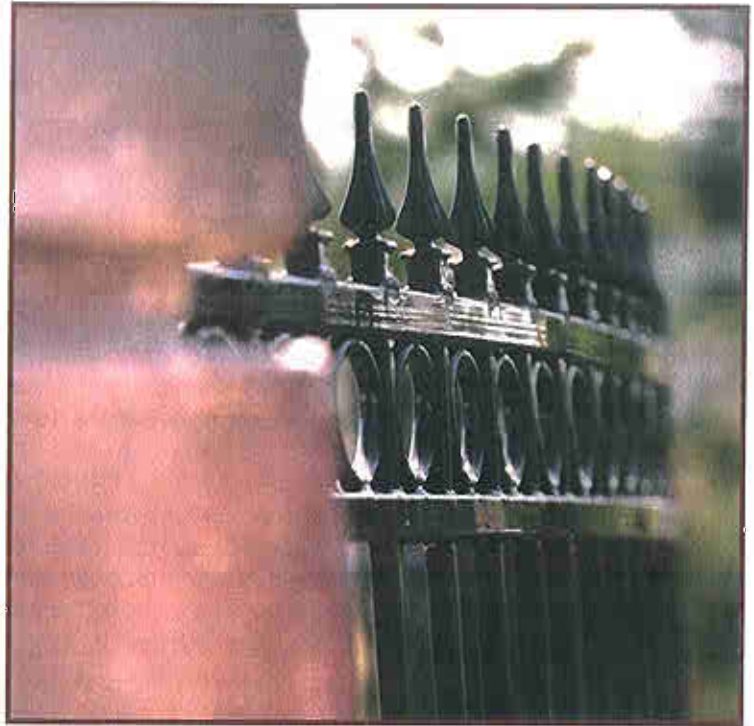
Lee Professional Services Ltd. 241-2030
- Crestmont residents' fees

David McKee/ 202-2175 - dmckee@qualicogroup.com
- general inquiries/card keys

Terri Delarue/- 861-8815 - crestmonthall@shaw.ca
- Hall rentals

Wesley Ferris 212 - 6379
- development/builder/concerns

Alderman Dale Hodges- 268-2430
- City of Calgary-related topics



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