



Community News

Cooper's Crossing Residents' Association

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Thank you to all of the residents who attended our 2nd Annual General Meeting. And a special thank you to Greg Fair and the team at Save On Foods for hosting our AGM on May 26, 2018.

For those new to our community or who were unable to attend, when you become part of this community, you automatically belong to the Cooper's Crossing Residents' Association (CCRA). Examples of CCRA led initiatives include this newsletter, enhanced park maintenance and flowers, community garage sale, Trails of Light, Deck the Drive, and Christmas lights (at main Cooper's Crossing entry and Discovery Park).

There are architectural controls and restrictive covenants on all homes in Coopers. This is a condition set by the developer - Westmark Holdings. Once a house is built and passes an architectural inspection, architectural controls are removed. At this time, a resident may change the color of their home.

Due to a restrictive covenant registered on title for all properties in Coopers however, the restrictions for fences and sheds are NOT removed. If a resident has a shed or fence that is not in compliance with the restrictive covenant on their home's title, they will receive a notification from WestMark Hold-

ings. These are generally sent out in the spring and fall and are sent out until such time as the homeowner is in compliance.

Any questions regarding the fore mentioned can be directed to WestMark at 7 Coopers Close (Airdrie) or 403-948-5300.

The City is responsible for road, alley and park maintenance (except for new parks which have yet to be turned over to the City), as well as snow removal on pathways and roadways. The City is also responsible for the sound fencing surrounding the community.

Grand Opening of CoopersTown Promenade

RonMor Development Inc. invites you to join them from 5-8 pm on September 22 to celebrate the grand opening of CoopersTown Promenade. There will be numerous activities, including a free BBQ and refreshments, and a ribbon cutting ceremony at the outdoor stage ~8:00 pm. Businesses in the Promenade will be joining in the festivities and look forward to celebrating the grand opening with everyone in the community. So mark your calendar and we look forward to seeing you all on the 22nd!!

Join us for the grand opening of
CoopersTown
PROMENADE

Saturday, September 22 | 5:00pm - 8:00pm

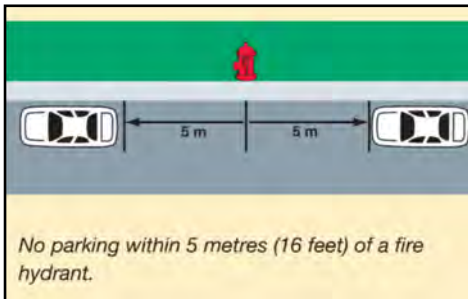
Free Family Event
Face Painting | Live Music | Balloon Art
Butterfield Acres Petting Zoo | Bouncy Castles
Fireworks | Food & Refreshments

RONMOR
DEVELOPMENT INC.

The Streets in Our Community

Many concerns have been raised by residents in Cooper’s Crossing regarding road safety. Like many communities, Cooper’s Crossing is very family oriented, with heavy pedestrian and bicycle traffic. Many of our children walk or bike to school, to playgrounds or to neighbors’ homes to play with their friends. Together we all can make a difference in our community by remembering the following (as noted in Alberta Transportation’s Drivers Guide and City of Airdrie Bylaw No. 8-14/2016):

1. **Park a minimum distance of 5 m (16 ft) on either side of a fire hydrant.** Every second counts



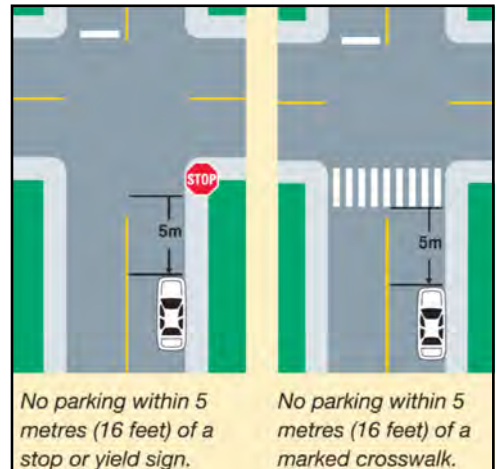
when a home is on fire and restricting access to a fire hydrant can change a neighbor’s life forever.

2. **Park a minimum distance of 5 m (16 ft) from a stop sign or a marked crosswalk.** Keeping an open line of vision for drivers approaching an intersection or marked crosswalk is critical and even more so near schools and playgrounds/parks.
3. **Park a minimum distance of 5 m (16 feet) of the edge of an intersecting roadway,** except where there is an indication that parking is permitted.
4. **Practice street sense with our children,** both for walking and crossing



the street, and for biking. By teaching them proper rules and safety for when they are outside of the home, we are giving them the tools they need when walking, biking and playing outside.

5. **Do not exceed the speed limit of 30 km/h.** The City of Airdrie set these speed limits in the residential areas to keep our streets as safe as possible for residents. And as we all know, the slower a vehicle is moving, the shorter the distance it requires to stop (pending road conditions).



We are proud to announce that Cooper’s Crossing has been named Airdrie’s “Best Community” for the sixth straight year!

****Through the Airdrie City View Reader’s Choice Awards****

Follow us on:



To learn more about the community or to access previous issues of the Cooper’s Crossing Community Newsletter, go to:

www.cooperscrossing.ca/residents%20association/

Cooper's Crossing School News

Back To School:

With the commencement of school on September 4th, the streets are busy with children going to and from school. It is important to remember that the speed limit in residential areas and school zones is 30 km/h in Air-drie. It is always critical to be wary of pedestrians in the vicinity of the school, especially at the start and end of the school day when parents are dropping off or picking up their children.



Grand opening of school playground on June 25, 2018.



Todd Hennig (Principal Cooper's Crossing School):

403-945-4137
thennig@rockyview.ab.ca

Tracy Aylesworth (President Friends of Cooper's Crossing School Society):

403-874-3572
friendsofcooperscrossing@gmail.com

Book Drive:

If you have books that are in good condition at home, appropriate for kindergarten to grade 5 students, and would be willing to donate them to the school, collection for books for the classroom libraries are planned for this fall. Bring in your book donations to the Learning Commons. Thanks!

Fundraising For The School With Save On Foods:

If you shop at the Save On Foods (Airdrie West/#6603 store) in CoopersTown Promenade, you can also support the school! Simply drop of your receipt at the office (noting your name, your child's name and the name of your child's teacher on the receipts) and the school will receive 5% back of the receipts submitted as a donation from Save On Foods (Store #6603).

In addition to the donation, Save On foods is going to keep track of each teacher noted on the submitted receipts and the one with the most shops will win a pizza or lunch party for their class (determined at Halloween, Christmas, Valentines Day, Easter and the end of the school year). If you have multiple children attending Cooper's Crossing School, ensure that you note the name of each of your children along with the name of each of their teachers on the receipts.

Please note that receipts are based on the spend before taxes, excluding Lottery, Pharmacy, Tobacco, non-reducible products and (non shopping 15% Tuesday) for one annual school year.

#1

NOBODY IN CANADA SELLS MORE REAL ESTATE THAN RE/MAX

Based on 2017 residential transaction sides. Source: CREA, RE/MAX

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Open For Business In CoopersTown Promenade

New businesses continue to open in the Promenade, offering more products and services to the community. We would like to extend a warm welcome to some of the businesses that have opened this spring/summer.

Stephen Cleaners



Bow Valley Credit Union



McDonald's



Kingsview Nails & Spa




F45 Gym

HairMix Barbershop



Ripe Tomato Pizza



cooper's dental

Dr. Ammar Mushantat is accepting new patients! We are conveniently located in Cooper's Town Promenade.

#502, 401 Cooper's Blvd SW
403-800-9248
info@coopersdental.com
coopersdental.com

Cooper's Dental has a phenomenal team of dental professionals and the clinic is equipped with state of the art technology. Conveniently located in CoopersTown Promenade, the beautiful new clinic offers a comprehensive range of general, preventative and cosmetic services designed to meet all of your needs:

- Teeth whitening
- Veneers
- Crowns and bridges
- Root canals
- Dental implants
- Extraction and wisdom teeth removal

Dr. Ammar and the team at Cooper's Dental is committed to creating brighter smiles, the welcoming environment will put you at ease, and they are accepting new patients. They look forward to meeting you!

save **on** foods

Going the extra mile



savings

weekly sale items including Darrell's Deals of the Week



service

enjoy friendly people and courteous service — because we pledge to 'go the extra mile' for you



convenience

Grocery shopping is easier than ever with the Save-On-Foods app

At Save-On-Foods we go the extra mile for you. Watch for a new **Darrell's Deal** every week for incredible savings. Plus, with all the latest on innovative products and exciting flavours, our **What's New** program makes sure you're always in the know.



Airdrie West – 401 Cooper's Boulevard SW
open 7am to 11pm, 7 days a week



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the neighborhood**

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Box of Dilly Bars

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ONLY!

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587-775-8427

Expires Oct 31st/2018

*Not to be combined with any other offer!

\$7.00 OFF any

10" Ice Cream Cake or bigger



Cooper's location
ONLY!

702,401 Cooper's Boulevard
coopersdq@telus.net
587-775-8427

Expires Oct 31st/2018

*Not to be combined with any other offer!

Coming Soon to CoopersTown Promenade

CoopersTown Promenade continues to grow with new businesses coming in the not-so-distant future. Currently, new businesses that are planning to make roots in our community are:

- Adam S. Benarzi, Barrister & Solicitor
- Aspire Chiropractic & Massage
- Cosmedic Laser & Skin Care
- Coverdale Cliniques-Clinics
- Moody’s Mediterranean Restaurant
- PhysioWorks
- Seven Saints Fashion Boutique
- Pineapple Shop

To find further updates on the Promenade, please visit:

www.cooperscrossing.ca/coopers-town-promenade



Looking for Investment or Retirement advice? Talk to me today.



Carman Thiessen, CFP
Financial Planner
403-462-7727
carman.thiessen@rbc.com



Chris Friesen, CFP
Financial Planner
403-807-3010
chris.friesen@rbc.com



Let's Make Someday Happen™

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Cooper's Crossing Real Estate



As we are well into Q3 of 2018, let's have a look at how Airdrie and, more specifically, Cooper's Crossing performed in Q2.

Comparing inventory in Q2 2018 vs. Q2 2017 for all of Airdrie, listing inventory increased slightly by just over 3%, while overall sales decreased by 12.5%. Total sales in Q2 this year

came in at 358 sales vs. 409 sales during the same period in 2017. Of the 358 sales this year, 243 were detached homes, 91 were attached homes and 24 were apartments.

In Coopers Crossing, 10 detached homes were sold in Q2 2018 vs. 22 sold in Q2 2017, showing a 55% decrease in sales while the average sale price slipped by roughly 5%. Average Days on Market also increased from 39 in 2017 to 144 days this year. Only 2 attached homes were sold in Q2 2018 vs. 9 sold in Q2 2017, showing nearly an 80% decrease while the average sale price increased by roughly 5%. In 2017, 5 of the 9 units sold were builders' spec homes, which is why we saw a large decrease in units sold

when comparing 2017 to 2018. The average Days on Market went from 96 days in 2017 to 168 days this year.

As we review the sales data, we can see that we are experiencing a slow market with just over 5 months of inventory in all sectors. But, like always, we will continue to ride the up and down cycles of the Alberta economy and make it out on top in the end.

Real estate statistics were compiled by Cooper's Crossing resident Erik van der Linden of RE/MAX Real Estate (Central).



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Did You Know?

When properly maintained, aggregate concrete is a durable building material that can last for years. As with other building materials, care must be taken with its use and maintenance is required.

- New driveways need to be re-sealed after the first year, and at least every two years after to maintain them. This will depend on traffic and should be done once the sealant fades.
- Remove leaves promptly as some foliage can stain concrete.
- Do not use acid to remove stains or to clean concrete. Use a stiff broom and concrete cleaner if necessary.
- Keep fertilizers away from your driveway.
- Keep rain and snow run-off, and excessive hose water, away from concrete as the soil below or beside the driveway can become destabilized.

RBC Dominion Securities Inc.

Jason de Weerd

Your partner in personalized wealth management



Jason de Weerd, CFP, CIM

Investment Advisor
& Financial Planner

403-213-6731

jason.deweerd@rbc.com

www.jasondeweerd.ca

From securing your dream retirement or purchasing a family vacation home to building a lasting legacy for your beneficiaries, your goals require thoughtful planning and access to the right expertise. A member of the Cooper's Crossing community, Jason and his team can provide the professional investment and financial planning you need.

Have confidence in your financial future. Contact us today for a complimentary consultation.



**Wealth Management
Dominion Securities**

Meet Your Boulevard

Many residents may be unaware that the boulevard in front of or along side of a residence is the homeowner's responsibility to maintain. This is the grassy area between the sidewalk and street curb, which requires the same maintenance as a homeowner's lawn. Without this maintenance, weeds flourish, go to seed and spread to neighboring homes. Let's work together to keep our community beautiful!



Boulevard maintained by the homeowner.



Boulevard NOT maintained by the homeowner.



Please do not dump homeowner garbage and furniture in construction bins. These bins are owned/rented by the builders and are for construction materials only. Construction materials are either recycled or disposed of at the cost of the builders. Please respect their property and jobsites.

It's our world.
Together, we can make it better.

Choose an insurer committed to making our communities better.
cooperators.ca/ourworld

Home Auto Life Investments Group Business Farm Travel A Better Place For YouSM

Michael Acheson, CHS, CFP, CLUSM
Financial Advisor
Rockyview Insurance Services
15-620 1st Ave NW | Airdrie
403-948-1195 | www.cooperators.ca/Rockyview-Insurance

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Tammy Forrest 403-464-8688
Shayna Nackoney-Skaugé 403-589-2629

Blue (Recycling) and Green (Organic Waste) Bins

Here in Airdrie, we experience a significant amount of wind year round. As summer comes to a close and fall sets in, it is important to remember that the weather impacts our neighbourhood significantly. Items such as lightweight recyclables and dried plant materials can be carried by the wind into neighbours' yards and onto the road ways, causing potential issues for traffic and an unsightly mess in our neighborhoods. It is important to ensure that your blue and green bins are stored in a secure location, and that the lids are securely closed, especially when they are set out at the curb for bin pick up.

REMINDER: Change in organics waste schedule commencing November 1, 2018

A reminder that commencing November 1st, organics waste will change from a weekly pick-up to a biweekly pickup. For the remainder of 2018, organics waste will be picked up by the city on November 12 and 26 and on December 10 and 24 (2019 schedule will be posted by the City of Airdrie once it has been determined). Further information on the organics, recycling and waste collection schedules can be found on the City of Airdrie website at:

<https://www.airdrie.ca/index.cfm?serviceID=1094>



Contact Information For The City of Airdrie

For questions or concerns regarding:

- **maintenance and snow removal on roads and alley ways**, contact the City of Airdrie Public Works Dept. at (403) 948-8415.
- **traffic issues such as parking or speeding on public roads**, contact Municipal Enforcement at (403) 948-8892.
- **weeding, grass, trees or snow removal on pathways**, contact the City of Airdrie Parks Dept. at (403) 948-8400.
- **landscaping requirements for homeowners**, contact shannon.mccarron@airdrie.ca at the City of Airdrie.

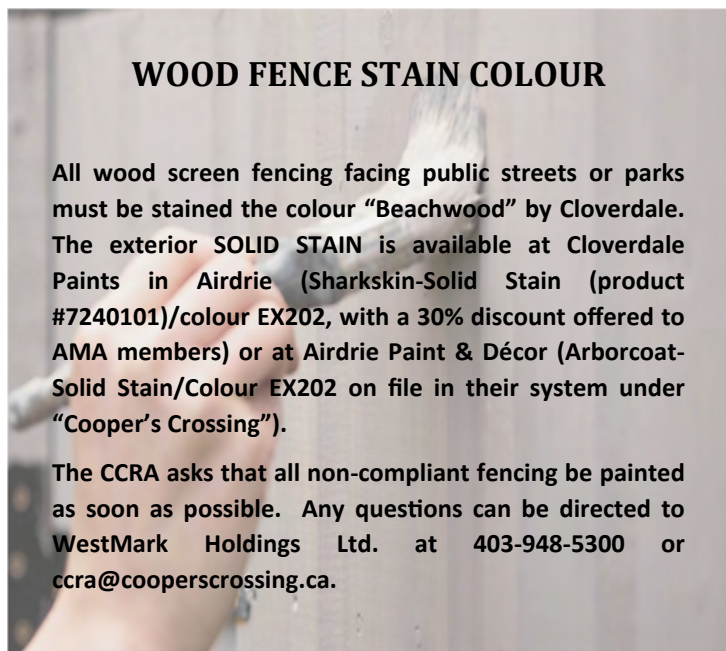
Letters from WestMark to Residents

In August, residents, whose fencing is not in compliance with the caveats registered on homes in Cooper's Crossing, received letters from WestMark Holdings Ltd. Below is further information on the stain required for those with wood screen fences.

WOOD FENCE STAIN COLOUR

All wood screen fencing facing public streets or parks must be stained the colour "Beachwood" by Cloverdale. The exterior SOLID STAIN is available at Cloverdale Paints in Airdrie (Sharkskin-Solid Stain (product #7240101)/colour EX202, with a 30% discount offered to AMA members) or at Airdrie Paint & Décor (Arborcoat-Solid Stain/Colour EX202 on file in their system under "Cooper's Crossing").

The CCRA asks that all non-compliant fencing be painted as soon as possible. Any questions can be directed to WestMark Holdings Ltd. at 403-948-5300 or ccra@cooperscrossing.ca.





Have questions? We have answers!

- **General Inquiries:** Email: ccra@cooperscrossing.ca
- **Special Events** (for information on upcoming events, to propose ideas for events or to volunteer):
Email: ccra.event@gmail.com
- **Communications** (for information on newsletters, queries on advertising in newsletters or ideas for articles in upcoming newsletters):
Email: ccra.communication@gmail.com
- **Municipal Liaison** (for information, questions or concerns regarding the parks and streets in Cooper's Crossing):
Email: ccra.liason@gmail.com
- **Astoria Asset Management Ltd.** (for questions regarding annual CCRA fees):
Phone: 403.948.0337 Email: info@astoriamanagement.ca

YOUR COMMUNITY ASSOCIATION BOARD

The following board of directors was elected at the CCRA Annual General Meeting on May 26, 2018:

President: Marie Lauer

Vice President: Monica Simpson

Treasurer: Savannah Ethier

Secretary: **(Volunteer needed)**

Director: Nancy Harris **Director:** Jim Hill **Director:** Wade Cormier **Director:** Angela Bates

Director: Kevin O'Byrne **Director:** Selene Tremblay

The Board is currently looking for a volunteer to fill the role of Secretary. Interested volunteers can email Communications (ccra.communication@gmail.com) for further information.