



## Cooper's Crossing Residents' Association Annual General Meeting

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When you become part of this community, you automatically belong to the Cooper's Crossing Residents' Association. The association helps foster a sense of community by hosting special events, and acts as a voice for your community.

The Cooper's Crossing Residents' Association (CCRA) continues to transition from the developer, WestMark Holdings, to the community. The current Board of Directors consists of the following individuals:

President - Helen Shields  
Vice President - Marie Lauer  
Treasurer - Savannah Ethier  
Secretary - Monica Simpson  
Director - Nancy Harris  
Director - Jim Hill  
Director - Wade Cormier  
Director - Angela Bates

**The CCRA Annual General Meeting will be held on Saturday, May 26th from 4:30-6:30 pm at Save On Foods (Airdrie West) in Cooper's Town Promenade. In order to meet our quorum, as per our bylaws, we need 50 residents in attendance.**

Greg Fair, the manager of Save On Foods, is generously hosting our AGM, providing us with the seating area beside Starbucks and complimentary refreshments during the AGM.

2 weeks prior to the AGM, a package will be sent out to all owners on title containing the meeting agenda and other pertinent information regarding the CCRA/AGM. Also included in

the package will be a proxy that home owners can complete and provide for the AGM if they are unable to attend. These proxies are important as they contribute to meeting our quorum. If you are unable to attend but would like to be involved, please email [ccra.communication@gmail.com](mailto:ccra.communication@gmail.com) to arrange for your proxy to be provided for the AGM.

If you are able to attend and are interested in learning more about what your mandatory annual Resident's Association fees are used for, or if you would like to volunteer or be more involved in your community, please join us!

Show your support for the many ways your neighbours work to ensure you love where you live.

## 14th Annual Community Wide Garage Sale

The 14th annual Cooper's Crossing Community Garage Sale is BACK! Join the hugely popular community garage sale on **Saturday, May 26th, from 8:00 am to 3:00 pm.**

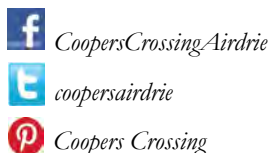
No registration is required, just sort through your unwanted treasures and set them up to sell in your driveway or garage.

If you don't have anything to sell, take the opportunity to walk around the neighborhood and get to know your neighbors!

The Residents' Association provides all signage and advertising for this event.

**Don't forget to join us afterwards for the AGM at Save On Foods in Cooper's Town Promenade!**

### Follow us on:



## Update on Cooper's Town Promenade

More than 15 years ago, the founders of WestMark Holdings Ltd. - the developers of Cooper's Crossing - had a vision of what the community could be. Now, one of the central pieces of their plans is becoming a reality.

Located in the southwest corner of Cooper's Crossing adjacent to 40th Avenue and Eighth Street, the 12-acre Cooper's Town Promenade shopping centre will help further enhance the community and offer Airdrie residents something very special.

Cooper's Town Promenade is now home to:

Save On Foods, Shoppers Drug Mart, Cooper's Dental, Mezzanine Hair Studio, HairMix Barbershop, Mathnasium, Pet Valu, Munchkin Academy Preschool, Dairy Queen, Highlander Wine & Spirits, Little Treasures Daycare, Bow Valley Credit Union, Shell Canada Gas Station & Convenience Store, and the most recent to open, Ripe Tomato Pizza.

New businesses coming soon to the Promenade include:

Stephen Cleaners (opening in May)  
F45 Fitness  
Moody's Mediterranean Restaurant  
Kingsview Nails  
McDonald's

To find further updates on the Promenade, or get in touch with a leasing agent, please visit [cooperscrossing.ca/coopers-town-promenade/](http://cooperscrossing.ca/coopers-town-promenade/).

## Cooper's Crossing School News

### Playground Update:

Much patience has been required with winter hanging on as long as it has this year. Installation is planned to commence pending on weather and ground conditions, with fencing to be set up soon to protect the area for site prep.

### Bacon and BBQ Fund Raiser:

The last big fundraiser of the year is in progress, with all orders due at the school by Wednesday, May 2nd. All orders will be delivered to the school and must be picked up on Wednesday, May 16th 4:00—5:30 pm. Volunteers are still needed to assist with distributing the items ordered. Please contact [juliegutowski@telus.net](mailto:juliegutowski@telus.net) if you can help.

### Bottle Monday:

School fundraising events continue with another Bottle Monday on May 7th. Start saving your cans and bottles. We appreciate your support!

Plans for next year are already beginning. Here are some highlights:

- ◆ Each year, schools develop a strategic plan to ensure they are moving forward and serving their communities with excellence. It is time for us to develop our School Education Plan for the 2018-2019 school year

and parent input is important. We would love to hear your perspective on how we at Cooper's Crossing School can focus our energies in this coming year.

- ◆ Cooper's Crossing School will start to accommodate Grade 5 students in the 2018/2019 school year as Windsong Heights School is expected to have more students than the building can accommodate by September 2018. Visit <http://coopers.rockyview.ab.ca> for further information.



**Todd Hennig (Principal  
Cooper's Crossing School):**

403-945-4137  
[thennig@rockyview.ab.ca](mailto:thennig@rockyview.ab.ca)

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

403-874-3572  
[friendsofcooperscrossing@gmail.com](mailto:friendsofcooperscrossing@gmail.com)

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## Cooper's Crossing Parks and Pathways

### Birds and Wildlife:

As spring is here and summer is fast approaching, our community will start to see an influx of birds and wildlife. The park areas and pathways in Cooper's Crossing are maintained by the City of Airdrie and often they rely on the community to advise them of any issues that may arise due to our seasonal visitors.

- ◆ If nests and eggs of birds such as crows or magpies are found on city property, please contact the City of Airdrie Parks Dept. at (403) 948-8400 to have them removed.

- ◆ If skunk nests are found on city property, please contact the City of Airdrie Parks Dept. at (403) 948-8400 to have them removed. NOTE: Skunks on private property are the responsibility of the homeowner.

### Storm Drains and Swales on City Property:

The City of Airdrie maintenance crews are responsible for cleaning out swales (on city property) and storm drains (in all areas). Please contact the City of Airdrie Parks Dept. or the

CCRA's Municipal Liaison (ccra.liaison@gmail.com) if you see any issues with vegetation or debris build-up in these areas.

### Sprinklers in Park Areas:

The City of Airdrie maintains the sprinkler systems in the park areas of Cooper's Crossing. If any issues are discovered (i.e. sprinkler not working while others are or excessive water is coming out of a sprinkler), please contact the City of Airdrie Parks Dept. at (403) 948-8400 immediately so that they can repair the faulty sprinkler.

## Blue (Recycling) and Green (Yard Waste) Bins

Here in Airdrie, we experience a significant amount of wind year round. As the weather improves and we commence our spring cleaning inside and our yard work outside, it is important to remember that the wind can impact our neighbourhood significantly. Items such as light weight 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 neighbour's yards. 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.

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## Cooper's Crossing Real Estate



It is hard to believe that Q1 2018 is now behind us. We started the year with optimism, but based on current supply and demand, we still have a fair bit of ground to cover.

Comparing quarterly inventory of Q1 2018 vs. Q1 2017 for all of Airdrie, listing inventory increased 20% while overall

sales decreased by nearly 10%. In Q1 2018 there were 264 sales in Airdrie of which 177 were detached homes, 22 were semi-detached, 54 were row homes and 11 were apartments.

Taking a look at how Cooper's Crossing performed during the same period, detached home sales increased from 8 sales in 2017 to 14 sales in 2018. The average sale price also saw an increase, from \$648,938 in 2017 to \$681,880 in 2018. Having said that, there were two sales over \$1 million in

2017 and 2 sales over \$1.2 million this year, which drastically increased the average sale price. Excluding these 4 sales, the average sale price in Q1 of 2017 was \$494,417 vs. an average sale price of \$587,775 this year, with increased sales of detached homes in the \$500 - \$700k price point.

Semi-detached homes and row homes totaled 2 sales in Q1 2017 at an average price of \$387,500 vs. the 2 sales in Q1 2018 at an average price of \$389,250, showing a slight increase in average sale price.

Based on the sales data, Cooper's Crossing is performing very well within current market conditions. Although we are not immune to oversupply and lower demand, we can take comfort in the fact that buyers see value in Cooper's Crossing and we still live in Airdrie's community of choice!

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



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Financial Advisor  
Rockyview Insurance Services  
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403-948-1195 | [www.cooperators.ca/Rockyview-Insurance](http://www.cooperators.ca/Rockyview-Insurance)

The Co-operators has showed strength in claims service and coverages through the many catastrophic losses in Alberta over the past few years,

including the Calgary and area floods (2013), the Airdrie Hailstorm (2014) and the Fort McMurray fire (2016). What many people don't know, and many of their clients don't know, is that there is a lot more to the service they provide. The Co-operators Advisors offer Life Insurance, Critical Illness, Investments/Retirement Planning, and Disability coverages! Rockyview Insurance Services has been representing The Co-operators in Airdrie since 2003! Their office has 4 advisors who are fully life licensed, trained and eager to talk to you about protecting your greatest asset: YOU!

**Mike Acheson**, owner of Rockyview Insurance Services, is a Chartered Life Underwriter, with years of experience, continuing education and service provided to his clients.

**Tara Craig**, Associate Insurance/Financial Advisor, was licensed in 2005, and has been working with Rockyview Insurance throughout her Life Insurance career.

**Wade Cormier**, Associate Insurance/Financial Advisor, has completed his degree as a Certified Financial Planner. His background in local commerce makes him a valuable asset to local business owners.

**Tyler Sande**, Associate Insurance/Financial Advisor, is the newest Life Associate in the agency, and has a background in the banking industry.

Rockyview Insurance is able to offer a comprehensive review of your individual and family needs to prepare a complete plan for your future! The office can provide a detailed plan for you and review it annually to make sure your insurance/investments are keeping up with your plans!

The peace of mind that can be provided in managing your risk is in your neighbourhood! Rockyview Insurance, representing The Co-operators, is in your community, they have great products, and amazing service and would love to meet with you! Let them help you protect your most valuable asset. Make sure your family is taken care of. The Co-operators/Rockyview Insurance Services in Airdrie is eager to help you!

### DISCLAIMER

The opinions expressed within any published article, report or submission reflect those of the author and should not be considered to reflect those of the Cooper's Crossing Residents' Association. The information contained in this newsletter is believed to be accurate, but is not warranted to be so.

The CCRA does not endorse any person or persons advertising in this newsletter. Publication of these ads should not be considered an endorsement of any goods or services.

## Taking Pride In Our Community

Let's all do our part to keep Cooper's Crossing the #1 community in Airdrie.

Do you love gardening? Feel free to weed any shrub beds within the community.

We invite you to pick up any litter you see along your walks and dispose of it in garbage containers.

Please pick up after your pet and place bags in garbage containers.

Did you know...

1. Storm water carries pet waste and other pollutants directly into waterways.
2. Roundworms and hookworms deposited by infected animals can live in the soil for long periods of time and be transmitted to other animals and humans.
3. No one likes to step in pet waste.
4. It's the right thing to do and it's the law!

### FENCES

Your landscape plan may include the installation of a fence. All fencing within the community is to be coordinated in design and materials. These controls can help reduce conflicts between neighbors over fencing or choosing what fencing to install along common property lines.

Three types of fencing are used in Cooper's Crossing: wood screen, chain link (black upgraded), and steel ornamental (two levels allowed). **The type of**

**fencing and specifications for each lot are determined by the location of your lot and stipulated in a permanent caveat registered against all lots in our community.**

For specific information on shed or fencing requirements/specifications for your lot, please obtain a copy of all the caveats registered against your property from your local registry office, or contact WestMark at 403-948-5300 or [ccra@cooperscrossing.ca](mailto:ccra@cooperscrossing.ca).

### SHEDS

**Construction:** A permanent caveat is registered on most lots in Cooper's Crossing which stipulates all sheds must be constructed of the same materials and colours used in the construction of the home including but not limited to roof pitch, fascia, shingles and exterior cladding. Because sheds can be highly visible, the caveat was established to maintain a high quality appearance within the subdivision and help protect property values.

**Placement:** The caveat also specifies if your property is bordering onto a park the shed must not be placed within 3 meters of any property line adjacent to a park.

Effort should be made to place the shed on your property to have the least impact for your neighbor's view. When possible, placing the shed beside the house in the side yard is preferable to placing the shed in the back yard (i.e. pie lots).

### Wild Rabbits & Hares

Wild rabbits and hares are part of Alberta's natural habitat, which we are all experiencing here in Cooper's Crossing. There are multiple options available to help deter them from damaging our yards, as noted in the links:

<http://pestkill.org/other/rabbits/how-to-keep-out-of-garden/>

<http://aep.alberta.ca/fish-wildlife/human-wildlife-conflict/rabbits-hares.aspx>

A safe and versatile option is electronic repellents, which have proved to be effective for several homeowners here in Cooper's Crossing, in both the front yards and in the back yards where there is easy access via the swale. These repellents can be found at most hardware and home improvement stores, starting at ~\$29.99 and up.



Example: Sunforce Solar Pest Repellent

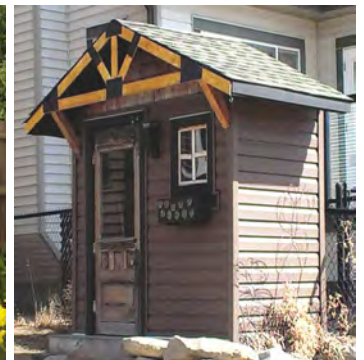
### WOOD FENCE STAIN COLOUR

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 at 403-948-5300 or [ccra@cooperscrossing.ca](mailto:ccra@cooperscrossing.ca).



Vinyl and metal sheds are not permitted in Cooper's Crossing.



Construct sheds using the same materials and colors as the house.

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

## Annual CCRA Fees

The Cooper’s Crossing Resident’s Association (CCRA) is a private, not-for-profit corporation of all residents of Cooper’s Crossing, with its own Community Association Board.

### Why do I have to pay an annual Resident’s Association fee and what is it used for?

As a condition of purchase, every homeowner in Cooper’s Crossing is obligated to pay regular fees to the Association. The purpose of these fees is to help fund community enhancement projects and events as determined by the CCRA. This includes such items as the production of a community newsletter, the development of

a new website for the CCRA, installing Christmas lights at the community entrances, organization/advertising of the annual garage sale and, occasionally, additional park maintenance over and above the regular maintenance performed by the City of Airdrie.

*The Resident Association fees are paid on an annual basis and due at the beginning of each year.*

### How am I impacted if I do not pay the annual Resident’s Association fee?

Once fees are in arrears exceeding 2 years, a letter is issued to the homeowner requesting that the fees be paid within 30 days. If the fees are paid within 30 days, the cost to the homeowner is

the total of the outstanding fees plus \$50.00. If the fees are not paid within 30 days, the homeowner’s account is then forwarded to the legal department to oversee. This cost is the responsibility of the homeowner, which could exceed a minimum of \$400-\$500 over and above the amount of the outstanding association fees.

### Do my fees include road/park maintenance?

Roads and parks in Cooper’s Crossing are owned and maintained by the City of Airdrie. As noted previously, the fees help fund additional park maintenance performed by the City of Airdrie.

### Contact Information For The City of Airdrie

For questions regarding maintenance and snow removal on roads and alley ways, contact the City of Airdrie Public Works Dept. at (403) 948-8415.

For traffic issues such as parking or speeding on public roads, contact Municipal Enforcement at (403) 948-8892.

For questions or concerns regarding weeding, grass, trees or snow removal on pathways, contact the City of Airdrie Parks Dept. at (403) 948-8400.

For questions or concerns regarding landscaping requirements for homeowners, contact [shannon.mccarron@airdrie.ca](mailto:shannon.mccarron@airdrie.ca) at the City of Airdrie.

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## Mark Your Calendar

### Cooper’s Crossing Annual Garage Sale:

May 26, 8:00 am - 3:00 pm

**Cooper’s Crossing Residents’ Association Annual General Meeting:** May 26, 4:30-6:30 pm. **We need 50 residents to attend - please join us!**

### Stephen’s Backpacks Yellow Hat Day Celebration:

May 4 @ 5:30 pm—10:00 pm at the Apple Creek Golf Course. Co-events will ensure fun for the entire family. Visit [www.stephensbackpacks.com](http://www.stephensbackpacks.com) for further information.

**Free-For-All Fridays:** May 11, May 25 & June 8 at Genesis Place, for youth ages 11—17 yrs of age. Come and play! Visit [airdrie.ca](http://airdrie.ca) for further information.

**Airdrie Farmers Market:** The Farmers Market, held at the Plainsmen Arena, commences on June 6 from 3:30 to 7:00 pm and runs every Wednesday through to October 1.

**Airdrie Pro Rodeo:** June 28—July 2 at the Airdrie Rodeo Grounds 10 km west of Airdrie on Hwy #567 (Veterans Blvd). Visit [www.airdrieprodeorodeo.com](http://www.airdrieprodeorodeo.com) for the schedule of events and further information.

**Canada Day Parade:** July 1, 10:00 am - 1:00 pm. Main Street.

## Cooper's Crossing Residents' Association

Have questions? We have answers!

General Inquiries: [ccra@cooperscrossing.ca](mailto:ccra@cooperscrossing.ca)

Special Events (for info on upcoming events, to propose ideas for events or to volunteer): [ccra.event@gmail.com](mailto:ccra.event@gmail.com)

Communications (for info on newsletters, queries on advertising in newsletters or ideas for articles in upcoming newsletters): [ccra.communication@gmail.com](mailto:ccra.communication@gmail.com)

Municipal Liaison (for information, questions or concerns regarding the parks and streets in Cooper's Crossing.): [ccra.liason@gmail.com](mailto:ccra.liason@gmail.com)

Astoria Asset Management Ltd. (for questions regarding annual CCRA fees):

Phone: 403.948.0337 Email: [info@astoriamanagement.ca](mailto:info@astoriamanagement.ca)



*Volunteer with our residents' association. We are always looking for people to join our board or help with special events. We'd love to have more of our community involved.*

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