Summer 2023 Newsletter

Mayfair Bel-Aire
COMMUNITY ASSOCIATION

Stampede Breakfast Success!

The 2023 Stampede Breakfast, held on Sunday, July 9th, was a success. Over 210 Mayfair and Bel-Aire residents attended. The weather was hot and sunny, and the community volunteers did a great job of cooking and serving up pancakes, scrambled eggs, sausages, fruit, and a variety of beverages.

Children were kept busy with the two bouncing castles and a face painter. And, all ages found the firetruck interesting. Federal Member of Parliament Greg McLean also attended.

Thanks to MBCA Director of Events, Katharine Schroeder, for organizing the event, and a heartfelt thank you to all the residents who volunteered their time for set-up, cooking and serving, and teardown.

INSIDE THIS ISSUE:

President's Report	2
Annual General Meeting	2
Neighbours Event	3
Our finances	4
Membership	4
Social Events	5
Restrictive Covenants	6
Just Purge It 2023	7
Planning & Development	8
Safety	10

President's Report

President Jeff Hyde, Grill Master

First of all I would like to thank the existing Board of Directors for their ongoing time and efforts, and additionally thank Bruce Williams, Leilani Cheng and Susan Trylinksi who stepped down from the Board at the recent Annual General Meeting. A big thank you and notable mention to Bruce Williams who has been on the board for over twenty years. During this time, Bruce has provided hundreds of hours of his time on various issues with the most noteworthy being the Glenmore Trail expansion alone. Without Bruce's involvement, what you see today could have been considerably worse for our community, so hats off to Bruce.

It goes without saying that Restrictive Covenants are vitally important to the preservation of the nature and character of Mayfair and Bel-Aire. The Local Area Plan process which the City is undertaking will affect all communities in the City. The City seeks to increase population density by allowing for all types of housing in established communities, whether they are dominated by single family housing or not. Mayfair and Bel-Aire must engage with the City during this process, to ensure that our community interests are heard, to ensure that the fabric and character of our community, the things that make our community great, are not lost through the introduction of out-of-context high density housing, the loss of green space and the increase in traffic on our community streets.

I urge all community residents to join the community association, participate in our community events, and generally be active in community affairs.

Annual General Meeting

The Annual General Meeting of the Mayfair Bel-Aire Community Association was held on June 27, 2023 at the Meadowlark Park Community Hall. 22 members attended. Reports were given by the President and Treasurer, along with committee reports from Membership, Events, Restrictive Covenants, Planning & Development and Safety. The Association's bylaws were amended to give more flexibility to the method of appointment and replacement of the Association's auditor. Directors were elected for the ensuing year.

Please contact secretary@mayfairbelaire.ca if you want a copy of the AGM Minutes or Financial Statements.

Tennis Courts

At the recent AGM, a resident asked whether pickleball lines could be painted on the tennis courts. While it would cost only a few thousand dollars for the lines, the tennis courts contractor has recommended resurfacing first, which would cost $101,000. The lines would not last long without first resurfacing.

The tennis courts are on land leased from the City, and are seeing increasing use (especially since the pandemic lockdowns started). Due to the substantial cost to resurface the courts, the tennis courts' state is an issue which will now come before the MBCA Board of Directors for consideration.

75% sold already

a night in all white

TO CELEBRATE THE ANNUAL MBCA

Neighborhood Party

friday
SEPTEMBER
15
TWENTY 23

7:00PM - 11:00PM
1220 BEVERLEY BLVD
Cocktails & Canapés
PLEASE COME DRESSED IN "ALL WHITE"
RSVP TO EVENTS@MAYFAIRBELAIRE.CA

(DRESS CODE OPTIONAL)

Our Community Association Finances

Revenues for the most recent fiscal year of the Association (1 October 2021 – 30 September 2022)were approximately $30,000, similar to the previous fiscal year, and came primarily from membership fees, with some additional revenue from events sponsorships, and newsletter advertising revenue.

Expenses were approximately $26,000, up $6,500 from the prior fiscal period. The increase reflects the cost of holding various community social events, which had not been held in the previous year due to government restrictions on events in response to the COVID pandemic. The excess of revenue over expense was approximately $3,000.

At the end of the fiscal period (30 September 2022), the Association had approximately $45,000 in assets, comprised of approximately $22,000 in the Operating Fund, $11,000 in the Restrictive Covenants Protection Fund, and approximately $12,000 in a term deposit.

Currently, there is approximately $21,000 in the Operating Fund, approximately $9,300 in the Restrictive Covenants Protection Fund, and approximately $12,000 in a term deposit earning 3.5% interest.

Thank you—Concept Professional Group!

We thank **Concept Professional Group** (the accounting firm which has recently purchased the Lynn Donaldson property at 6503 Elbow Drive) for having prepared the annual financial statements and providing an audit report for our community association. **Concept Professional Group** prepared the financial statements and audit report **without charge**, which has saved the Association several thousand dollars in accounting fees, which the Association acknowledges and for which the Association is very grateful.

Membership—time to renew/join

Membership numbers are lower than usual Historically, about 65% of households have membership, but last year it dropped to about 44%. This is due in part to a lack of community events due to government lockdowns and restrictions, and partly because the annual membership drive did not occur last year. Currently, we sit at **55%** (172 of 315 households in Mayfair and Bel-Aire combined), although we are only partway through our annual membership drive. The membership year starts on July 1.

There are two membership options.

$60 - Basic Membership–contributes to part of the annual MBCA operating expenses, permits you to attend the **Stampede Breakfast** (for a small fee), and includes access to the **Tennis Courts**.

$100 - Full Membership– contributes fully to MBCA operating expenses, includes **free admission** to **Stampede Breakfast** for your household, permits you to attend the **Evening With Neighbours** event (for a fee), and includes access to the **Tennis Courts.**

Whether renewing, rejoining after a lapse, or new to the community, your MBCA Membership is just a click away! Go to **mayfairbelaire.ca/membership/**

Events 2023/2024

Neighbours Party

As the summer sadly comes to a close we look forward to our Fall events which will kick off on **September 15th** with our annual Evening with the Neighbors Party (adult only event). Our gracious hosts this year are Danny and Lisa Martin. We are looking forward to socializing with many neighbors, several who are newer to the community. This event is a highlight of the year and should not be missed. As of today we are already ¾ sold out. So please grab your tickets while you can. We will have a waitlist when we sell out. We are currently seeking our next hosts for 2024. If you are interested in hosting the next evening with the neighbors please reach out to Katharine Schroeder with events.

Halloween Parade and Party

The Halloween Parade and Party will take place October 31 starting at 5:30 at the Beverley Blvd Park. We invite all neighbors to the park to kick off the parade dressed in your best and spookiest costumes. The parade is followed by a hotdog BBQ at the Mayfair Park. Of course trick-or-treating to follow promptly!! We welcome all volunteers to help with this event as we will require set up and take down, BBQ flippers, Hot Chocolate pick up and return. Please contact Katharine at events@mayfairbelaire.ca and state what volunteer position you are interested in.

Skating Party?

Looking forward to winter time, there has been many inquiries about a skating party. This is something we are hoping to do this year. Again we welcome anyone who would like to help with this to send an email to Katharine at events@mayfairbelaire.ca. These events do not happen without the help of community members and we would love to start new annual events that include the whole family.

Food Truck Festival

Our beloved Food Truck Festival will be planned for sometime in Spring 2024. Please check your emails for updates.

Restrictive Covenants Protect Our Community

The current Restrictive Covenants Review Committee members are Stu Davie (chair), Karim Lalani, Peter Collins, Paige Crockett, Jeff Hyde and Karen Mazepa (past Chair).

The key function of the committee continues to be to review Development or Building Permit Applications for compliance with the applicable restrictive covenants registered on the titles of the properties. As part of this process, the committee helps to ensure that property owners, architects and builders are aware of the restrictive covenants and of their obligations to respect these covenants when new builds, additions or major renovations are planned.

Our restrictive covenants are fundamental n preserving the character of Mayfair and Bel-Aire. These include provisions such as only one single detached family dwelling being permitted on each lot and compliance with front, rear and side yard setback requirements. The committee has been pro-active in ensuring homes listed for sale in our communities disclose the existence of the restrictive covenants so buyers are aware thereof, should they plan on building or renovating their new home.

To protect the function and existence of the restrictive covenants is especially significant at this time, in view of the City's current interest in moving forward with its densification plans. Based on community members' feedback to the City and to our committee members over the past few years, it continues to be very evident that most residents are not in favour of increased density and indiscriminate multi-family housing, in Mayfair and Bel-Aire. A failure to vigorously enforce the restrictive covenants could result in them becoming unenforceable, with the potential consequence that densification via multi-family housing could occur in our communities.

Since last summer, the committee has reviewed 7 sets of plans. In 4 of these cases, the original proposed plans were non-compliant with the restrictive covenants. However, following the committee's discussions with property owners and builders, plans in 3 of the 4 cases were amicably amended to be compliant. Discussions with the property owner in the 4th case are still underway, and the committee is hopeful that compliance will be similarly achieved.

In the last 12 months, the committee has also delivered 3 information packages to new neighbours in our community. These packages include important information about the restrictive covenants and the need for compliance with them.

The committee strongly encourages property owners to ensure that proposed plans for any Development or Building Permit fully comply with the restrictive covenants on title, before submitting the application to City Planning. Any of our committee members would be pleased to review your proposed plans and to advise on how any compliance issues could be addressed. More information is available at mayfairbelaire.ca/restrictive-covenants/

Restrictive Covenants Protection Fund

The Restrictive Covenants Review Committee is also responsible for the administration of the Restrictive Covenants Protection Fund. To date a total of $13,250 has been contributed to the fund, by 36 separate households comprising 11% of the total households in Mayfair and Bel-Aire. Our goal is $50,000, even thought this is on the low end of what we could expect to spend to enforce the covenant against a non-compliant development. The Banff Trail litigation is important for the future enforceability of restrictive covenants generally in Alberta. Due to the importance of this case, the MBCA Board had approved a $3,000 contribution toward the Banff Trail legal costs. More information about the protection fund is available at mayfairbelaire.ca/restrictive-covenants-protection-fund/

Just purge it

On Sunday June 18, Mayfair-Bel-Aire and Meadowlark Park Community Associations co-hosted another successful Just Purge It event. We were very lucky with the weather as the forecast rain held off until we just finished packing up, and despite being Father's Day, the event was very well attended. Thank you to everyone who participated! All of our community events rely on resident's support, both by participating and volunteering.

Once again, Jessie Muncaster collected memberships as people came onto the site and also tallied the number of visits, which were as follows:

Total visits: 124

Mayfair-Belaire: 45

Meadowlark Park: 20

Other: 25

Repeat visits: 34

We filled 2 of the 3 garbage trucks provided by the City of Calgary.

The Salvation Army collected a large truck of donated items.

Navajo Metals collected a 40 yard bin of metal for recycling

Technotrash collected 881 kg of electronic and electrical recycling.

We had volunteers from both Mayfair-Belaire and Meadowlark Park, and I would especially like to thank everyone for giving up a few hours of their Father's Day celebrations to host the event. Again we had both returning volunteers and some new faces. As well as ensuring the success of Just Purge It, and other community events, volunteering is a great way to meet and reconnect with your neighbours. Thank you again!

Enjoy the rest of your summer, and look forward to seeing

everyone at next year's event.

Geraldine Csak-Schlesinger (organizer)

Planning & Development

MULTI-FAMILY ZONING SOUGHT IN BEL-AIRE —The owner of the property on the north side of Bel-Aire Drive at the entrance to Bel-Aire had submitted an application to the City to rezone the property to RC-G. RC-G zoning permits up to 8 units (4 primary units + 4 secondary suites) on a 50 foot frontage, so the parcel in question potentially could have 19 dwelling units, with only 0.5 parking stall per each primary unit (for a total of 5 parking stalls). Peter Collins (MBCA Director—Planning & Development) and Stu Davie (MBCA Director—Restrictive Covenants) co-authored a letter to the owner expressing likelihood of strong community opposition to the rezoning, and should the City nevertheless approve such rezoning, virtual certainty of legal action enforcing the restrictive covenant against any development permit for multi-family housing. The owner withdrew the rezoning application.

PARKING — the City is intending to implement fees for residential parking permits. This affects Mayfair, which has 2 hour weekday restrictions affecting most streets. Due to substantial citizen complaints about the proposed fees, the implementation date has been pushed out to December 2023.

The **CHINOOK COMMUNITIES LOCAL AREA PLAN** process had commenced. An initial meeting between community association representatives of all affected communities, and City planners, was held in May, and earlier in June the first meeting of the Working Group (which also includes City-selected community members) was held. Dwight Barton and Bill Christensen are the City-selected community members. We thank them, and all others from the community who put their names forward to the City, for having done so. The next Working Group session will take place in September, following which there will be a public meeting to report on the state of the process at that time.

Real Estate Stats

Click here for up-to-date real estate transaction statistics:

MAYFAIR BEL-AIRE

nextdoor NextDoor is a free website service which allows you to share and receive information about Mayfair, Bel-Aire and surrounding communities of your choice. From lost dogs to porch pirates, this is a useful neighbourhood resource. Over 200 Mayfair Bel-Aire residents are already signed up.

More Information

Sign Up—it's free

Board Volunteers needed!

There are several vacancies on the board of the Mayfair Bel-Aire Community Association. These positions are for a one year term, although typically volunteers spend several years on the Board. If you are interested in volunteering your time to improve your community and get to know your neighbours, please contact president@mayfairbelaire.ca mentioning the position that interests you. Current vacant positions are:

- Vice-President
- Director—Communications

What Your Community Association does for you

Maintenance and Infrastructure

☑ Maintenance of Mayfair & Bel-Aire entrance gates

☑ Landscaping at Mayfair & Bel-Aire entrance gates

☑ Lawn maintenance on Beverley Boulevard, Mayfair Park and the Mayfair Bel-Aire Recreation Lane

☑ Lighting for the Recreation Lane and Ice Rink

☑ Ice Rink equipment

☑ Tennis Court repair & maintenance

Social and Community Spirit

☑ Just Purge It

☑ Stampede Breakfast

☑ Food Truck Festival

☑ Evening With Neighbours

☑ Hallowe'en Parade & BBQ

Communications & Community

☑ Website

☑ Newsletters

☑ Membership Services

☑ Restrictive Covenants Committee

☑ Planning & Development

☑ Insurance

SAFETY

Little crime has been reported from Mayfair and Bel-Aire. There has been some social disorder, some vehicle break-ins and some theft. Total reported crime events in 2023 (to end of May) were 11; detailed stats are as follows:

MAYFAIR

Break & Enter (dwelling) – 1

Break & Enter (commercial) – 1

Social Disorder – 2

BEL-AIRE

Violence "Other" (Non-domestic) – 1

Break & Enter (dwelling) – 2

Theft from vehicle – 1

This amount of reported crime is much less than has been reported in adjacent Meadowlark Park (which is close to Chinook Centre and the LRT line), where total reported crime events for the same period were 210.

Carol Henke (MBCA Director— Safety) encourage people to report ALL crime, because the resulting statistics drive allocation of police and other community support resources. if you see a crime in progress call 911. If you are aware of a crime after the fact, call the police non emergency number or report online. Bylaw infractions can be reported via 311 or the app or online. If you see a large, dangerous wild animal if imminent public danger call 911 (policy will come and fire will come, but fish and wild-life are slower to arrive on scene). Always lock your vehicles when they are parked outside.

Click on these links for up to date statistics: Mayfair Crime Stats Bel-Aire Crime Stats

---

Garbage, recycling and composting pickup schedule

Look up your address to view your Blue, Black and Green Cart collection day schedule, sign up to get free garbage, recycling and composting bin pick-up day reminders or download the Calgary Garbage Day app.

www.calgary.ca/waste/residential/garbage-schedule.html

A big *THANK YOU* to all our volunteers!

Just Purge It!

Geraldine Csak-Schlesinger (organizer)
Paul Douglas
Joan and Jorge Marzetti
Karim Lalani
Stu Davie
Douglas Vincelli
Gerry Mapeza
Linda Lewington
Wanda Rumball
Tatiana and Jose Quintanna
Fiona Faucher
Lynne Tracy
Giselle Kee-Wilson
Tom Graham
Susan Swan
Jessie Muncaster

Carolyn Hyde

Stampede Breakfast

Katharine Schroeder (organizer)
Bob Hyde
Bonnie Pellicano
Deanie Petrunia
Willie Jurcevic
Fiona Hajas
Gerry Mazepa
Jeff Hyde
Joan Marzetti
Jorge Marzetti
Linda Lewington
Mardi Lackman
Patrick Aherne
Peter Collins
Stu Davie
Susan Rubin
Alan Rubin
Jessie Muncaster

Facilities

Louis Stack—Ice Rink
Dan Maat—Ice Rink
Matt Williams—Ice Rink

Rec Lane / Chalk Wall

Glenn Huber and family - maintenance
David Liu—irrigation
Scott Silverberg— irrigation

MBCA Board of Directors

Jeff Hyde, President
president@mayfairbelaire.ca

VACANT, Vice-President

Alan Locke, Treasurer
treasurer@mayfairbelaire.ca

Peter Collins, Secretary
secretary@mayfairbelaire.ca

Jessie Muncaster, Director—Membership
memberships@mayfairbelaire.ca

Stu Davie, Director—Restrictive Covenants
restrictivecove-nants@mayfairbelaire.ca

Katharine Schroeder, Director—Events
events@mayfairbelaire.ca

Peter Collins, Director—Planning & Development
plandev@mayfairbelaire.ca

Carol Henke, Director— Safety
safety@mayfairbelaire.ca

VACANT, Director—Communications