COOPER'S CROSSING

Residents' Association

COMMUNITY NEWSLETTER

September, 2021

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This Month's Featured Article:

New to Cooper's?
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A Letter From the Board:

Hello Cooper's Crossing!

Well, despite not entirely back to "normal," this was still a great summer for many in the neighbourhood given the bustling pathways and playgrounds. I know I share the thoughts of many residents when I say that I have particularly loved seeing the big planters blooming in spectacular fashion all summer long. Big kudos to our contractor for those lovely arrangements that have brightened up even the smokiest of days.

Alas, summer is quickly coming to an end. Kids are back in school, we've hosted our Garage Sale and spectacular fireworks display, and right away it will be Thanksgiving, Halloween, and, before you know it, Christmas and then the start of another new year. But not to fret, there are always things to do and see around our great neighbourhood. The coming months will also bring more community events and activities, and the more people who participate, the better!

Next up – our **AGM on November 18th!** Given that there's still some uncertainty with planning and personal preferences on in-person gather- ings, we have elected once again to conduct a virtual AGM to enable as much participation as possible and ensure it can go ahead without a last-minute cancellation. Please keep an eye on your mailbox for your AGM package. If you cannot attend, please provide a proxy vote (the form will be in the package) to a member of the Board for use on your behalf. For more on the process, please email: **info@cooperscrossingresidents.com**

And then, our inaugural Halloween decorating competition! I'm sure you don't need to be reminded of the date, but just in case, it's October 31st! Please take a look at the article on page 6 to find out more about how you can participate and have a chance to earn prizes as one of the spookiest house in the neighbourhood!

On behalf of the Board, I hope you all have a great few more months of 2021 and hope to see you out and about. Please make sure to take a spin through this issue to catch up on what's new and what's next, and always reach out with questions, comments, and to let us know if you'd like to volunteer!

Savannah Ethier
President, CCRA

Savannah Ethier

New to Cooper's? Community FAQ!

I recently moved to Coopers Crossing and judging by the number of for-sale signs I've seen lately, I know I'm not the only one. If you are a new homeowner, this article has some great information that can help you out.

Cooper's Crossing has been voted (many times over) the best place to live in Airdrie, and with good reason. People are drawn to the ample space to walk and play, and 6 km of pathways lined with shrub beds that hold an abundance of flowers, flowering shrubs and trees. Since we have more greenery than what is dictated by the municipality, the Cooper's Crossing Residents' Association (CCRA) pays for additional landscaping services. The City of Airdrie maintains the green spaces, and Foothills Landscaping maintains the flowerbeds and planters at the entrances to the community. The costs for the additional park maintenance and annual plantings are paid by your homeowner CCRA fees.

THE RESIDENTS' ASSOCIATION

The Cooper's Crossing Resident's Association (CCRA) helps foster a sense of community by hosting special events, advocates on behalf of the community and manages the ongoing upkeep of our community infrastructure. As a homeowner you automatically become a member of the CCRA when you purchased your property, and you have the right to contribute to decisions about our community. We love to hear from you, so please get in touch.

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RBC

Homeowner fees are mandatory and are collected at the beginning of the year. For this year, residences adjacent to public green spaces pay $75, including GST, with all other residences pay $57 including GST for the year. The CCRA contracts Astoria Management Company to collect and manage the fees.

If you are new to Cooper's Crossing, please contact Astoria Management at 403-948-0337 or hoa@astoriamanagement.ca to ensure they have the correct contact information on record for your property. This will ensure your account is not flagged as delinquent and late fees applied. The next annual general meeting will be in October or November.

Have you ever wondered how Cooper's Crossing got its name?

The Cooper's Crossing development, when it was first launched, was built on land acquired by the Cooper family who farmed the land for over 100 years. Later, more land was purchased from the Reynolds family by Westmark, the developer of Cooper's Crossing, to expand the development to the size it is today. (www.cooperscrossing.ca)

Property Rules

There are rules about your fence and shed. To keep a consistent look throughout the community, three types of fencing are permitted for use 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 on your title. 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 the Airdrie Paint and Décor (Arbor-Solid Stain/Colour EX202 on file in their system under "Cooper's Crossing"). All non-compliant fencing must be painted as soon as possible.

There is a permanent caveat registered on 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. The caveat also notes that the shed must not be placed within 3 metres 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 neighbour's view. When possible, placing the shed beside the house in the side yard is preferable to placing the shed in the back yard. For additional information about requirements, specifications or restrictions on sheds or fences, homeowners can obtain a copy of caveats registered against the property from the local registry office.

How to rent the fire pit in Cooper's Crossing Discovery Park

The City of Airdrie manages the bookings for the fire pit in Discovery Park. Follow these steps to book:

1) Contact the Parks department for availability at 403-948-8400.

2) Complete the Parks & Green Space Application and submit for approval (https://www.airdrie.ca/index.cfm?serviceID=988).

3) Submit a Certificate of Insurance (at the cost of the organizer) with a minimum liability of no less that $2 million depending on the event. The City of Airdrie must be noted as an Additional Insured for the duration of the event.

4) The organizer is responsible for their own firewood, water to extinguish the fire and must remove the debris left behind in and around the fire pit.

5) A refundable deposit of $40.00 is required for the use of a fire pit. Cash or cheque only is accepted for deposit. The key must be picked up at the City of Airdrie Parks office located at: 23 East Lake Hill NE.

Cooper's Crossing Garage Sale

Every year the Cooper's Crossing Resi-

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dent's Association (CCRA) coordinates the widely popular community garage sale. This day is the perfect opportunity to clear your clutter, score some cash and chat with your neighbours. The CCRA provides all the advertising and signage. No registration is required, all you have to worry about is sorting through your unwanted treasures and setting them up to sell in your driveway or garage. For more information email info@cooperscrossingresidents.com.

Be a great neighbour!

You might wonder if being a good neighbor is worth it, especially if you've never lived in a community like Cooper's Crossing before. Being a good neighbor will help you work towards a safer neighbourhood, create a friendlier community, have more fun, meet new people and make new friends, have people to support and help you, enrich your life and the lives of your neighbours, and learn more about the area you live in.

So how can you be a good neighbor? There's a lot you can do — and avoid — to make Cooper's Crossing a better place to live for everyone.

Know the rules of Cooper's Crossing

Introduce yourself
Be mindful of noise
Maintain the outside of your home
Keep a lookout
Respect space
Practice the "golden rule"
Behave on social media
Communicate
Listen to your neighbours

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FALL & WINTER COMMUNITY COMPETITIONS

Do you impatiently refresh the Canadian Tire, Costco and Home Depot websites every year, eagerly awaiting the arrival of fall & winter outdoor décor? Do you want to be that house? The one that everyone in the neighbourhood just HAS to see? How would you feel about being crowned the best decorated house in Cooper's?

For years we have awarded prizes to the driveways and pathway-facing backyards with the best Christmas displays, but this year we're expanding the friendly neighbourhood competition to another holiday. This year we are piloting a **HALLOWEEN DECORATING COMPETITION!** Do you have what it takes to be crowned the spookiest house in the neighbourhood? We already know that Cooper's is a popular community for trick-or-treating, so let's give those kids something to see and later dream about (with hopefully not too many nightmares...).

Prizes will be awarded to the Top 3 decorated homes as chosen by a judging panel of Cooper's Crossing residents.

Don't want to decorate but really enjoy seeing what others have done? Reach out to let us know you'd like to be on the judging panel!

Christmas Lights: Deck Your Drive / Trails of Lights

If Halloween just isn't your thing but there is a Buddy The Elf or Clark Griswold in you just itching to get out, don't worry – we're still going to have our Christmas lights competitions in December, so consider this your head's up to get those lights strung before the snow flies.

Here's hoping for the hap-hap-happiest Christmas since Bing Crosby tap-danced with... well, you know the rest.

Let the games Begin!

FUN FACTS ABOUT COOPER'S URBAN WILDLIFE

Hares

- Change colors with the season. White for winter and brown for summer.
- Cannot mate with domestic rabbits (they are a different species).
- Females are called "Jill" and males, you guessed it "Jack".
- Are one of the fastest small mammals in the world - they can reach speeds up to 45 mph.
- Favorite summer food is grass and twigs and bark in the winter.
- Baby hares are born with their eyes open and fully furred.

Crows & Magpies

- Social birds, very rarely solitary. If you see one crow on the ground, look around and you'll see another keeping watch.
- Will make a racket when a threat is perceived. They call all their buddies, who will come and create havoc on intruders, making them leave, whether they're owls, dogs or people.
- Crows never forget a face! If you do something that makes a crow mad, like disturb it's nest, chase them etc., they will remember you and whenever they see you after that they will make a racket – because they perceive you as a threat.

- They also teach their young, so you are infamous for generations!
- Can learn to talk. They also can mimic other animals and sounds.
- Favorite food is insects but they aren't too picky – they are opportunistic and will eat whatever they find.
- Are hunted by hawks and falcons.
- Extremely intelligent. While Ravens take the bird Einstein award, crows and magpies come in a strong second. They can solve problems, use tools and are self-aware.
- A group of crows is called a "Murder".
- A group of Magpies is called a "Parliament"
- Crows migrate, magpies do not and are Westerners (you don't see them in Eastern Canada).
- A magpie's tail is as long as it's body (typically)

Totem meanings and symbolism: Power, intelligence in problem solving, death (as in big change), creation and spiritual strength. Only in fiction are they associated with evil. They are the brunt of many myths.

Geese

- Male is called a "Gander" and female is called a "Goose".
- Baby geese are very impressionable and tend to follow anything that moves.
- Adults have wingspans up to 5 feet. Favorite foods: grass, grain, aquatic plants and small animals.
- A group of geese have a few names: flock, chevron or string of geese
- Mate for life and can live up to 24 years in the wild.

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Honorable Mentions:

Owls

Cannot move their eyes but they can turn their heads 270 degrees in either direction. They have awesome far-sight but need reading glasses for up close. Fortunately, they also have really good hearing.

Falcons

Merlins, are a smallish falcon also known as a "pigeon hawk." They got this nickname from their ability to mimic the flight of a pigeon. Yet, they also eat pigeons and most other birds. A falcon's favorite food is other birds. One of their hunting tendencies is to ram a bird while in flight knocking it off its path and then grabbing it with their talons.

Grackles

A group of grackles are called a "plague" and their favourite food is corn. As you might expect, farmers aren't too happy about that. They also eat insects (which farmers might appreciate more).

Coyotes

They can run up to approximately 40 mph and can jump up to 13 feet! Only the Alpha male and female (coyote) mate, and if one is killed, all the females in the pack will go into heat and there will be bigger litters. Many cities and farmers have tried to eradicate the wiley coyote and have failed. These animals are not only really smart, they are also super adaptable. Fortunately (?) they keep rodent populations down and are very helpful to farmers because of this. They often get accused of killing a farm animal because they are seen eating the dead animal (that something else killed) but not everything is always as it appears. Coyotes like city life but make horrible friends with humans so avoid feeding and keep them afraid!

Author Marisa B. is a volunteer with Medicine River Wildlife Centre. If you would like to learn more or need to contact MR to manage a wildlife situation, please reach out via: 403-728-3467, info@mrwc.ca , or https://www.-medicineriverwildlifecentre.ca

Are you a local business based in Coopers?

Would you like some help getting the word out? For a nominal fee, the CCRA would be pleased to list your business in the business section of the community website. Please visit the website for more details.

CALL FOR VOLUNTEERS

"Don't try to be a hero," they said... "ask for help," they said...

Many things are easier said than done, so here's an attempt to "do," and not just "say." We need your help. Our Residents' Association and its success depends on the efforts made by volunteers from our community, and there are lots of different ways to help out.

Board Member

Are you interested in joining the Board? Do you want to help decide how and when we disperse community funds and manage our HOA? Consider joining the Board! The time commitment is typically a few hours/month. Email: info@cooperscrossingresidents.com to find out more or put your name down.

Event Support

Are you more interested in the one-off time commitments that help you get out and meet your neighbours? Consider joining our call-list for event volunteers. Please reach out via events@cooperscrossingresidents.com to get added to our list of volunteers.

Community Competitions

Are you judgy, but in a good way? Do you enjoy walking through our fabulous community and looking at the houses, particularly when they're all decorated for the holidays? Consider signing up for a judging panel for the new Halloween Decorating Competition (October 31st) ...

or the Trails of Light / Deck Your Drive competitions (mid-December, TBD)!

Email us at: events@cooperscrossingresidents.com to add your name to the judging panel. We try to mix up the panel every year to make sure that different people get a chance to weigh in on the best-dressed houses in the neighbourhood. The estimated time commitment is a few hours for one evening per competition, and we try to divide up the community so you won't need to drive or walk every single street or pathway yourself.

Be a Hero!

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BUILDING OUR COMMUNITY

Community Hero

In the Spring we launched our inaugural Community Hero Award to recognize the awesome work done by Norm M. tending to our central pond through the winter months to provide a safe skating spot for the community. If you would like to nominate a neighbour for this award, please email your nomination to communityhero@cooperscrossingresidents.com and let us know what makes them an excellent representative of our community. Nominations will be reviewed monthly and up to 12 awards bestowed annually.

Cooper's Budget & Community Fund

Budgets. Rarely much fun, but always important. The budget planning process for the Cooper's Crossing Residents' Association starts in the late fall and we'd love to hear more from you on what you think we should consider funding as a community before we sit down to crunch the numbers. We also endeavour to bring significant capital investment decisions back to the community for votes, and those will typically happen at AGMs to ensure that any large spends get the greatest possible input from the community. Please reach out via info@cooperscrossingresidents.com to let us know your thoughts. And keep a lookout for the annual Resident Survey in December which will give you another opportunity to weigh in.

Another great way to expand our offerings is through the **Cooper's Crossing Community Fund**. If there is an event or activity that you'd like to lead with some CCRA support, please reach out via communityfund@cooperscrossingresidents.com start the proposal process for your event/activity. The golden rule for events that use the Community Fund is this: inclusivity. Events/initiatives must be open to the entire community.

Call for Content

Have you always dreamed of seeing your name in print and shared throughout your community? Whether you're a budding poet, a local photographer or anything in between, we'd love to showcase your work within this community newsletter. If you have content you would like to see shared in an upcoming issue, please reach out via: newsletter@cooperscrossingresidents.com

Upcoming Dates:

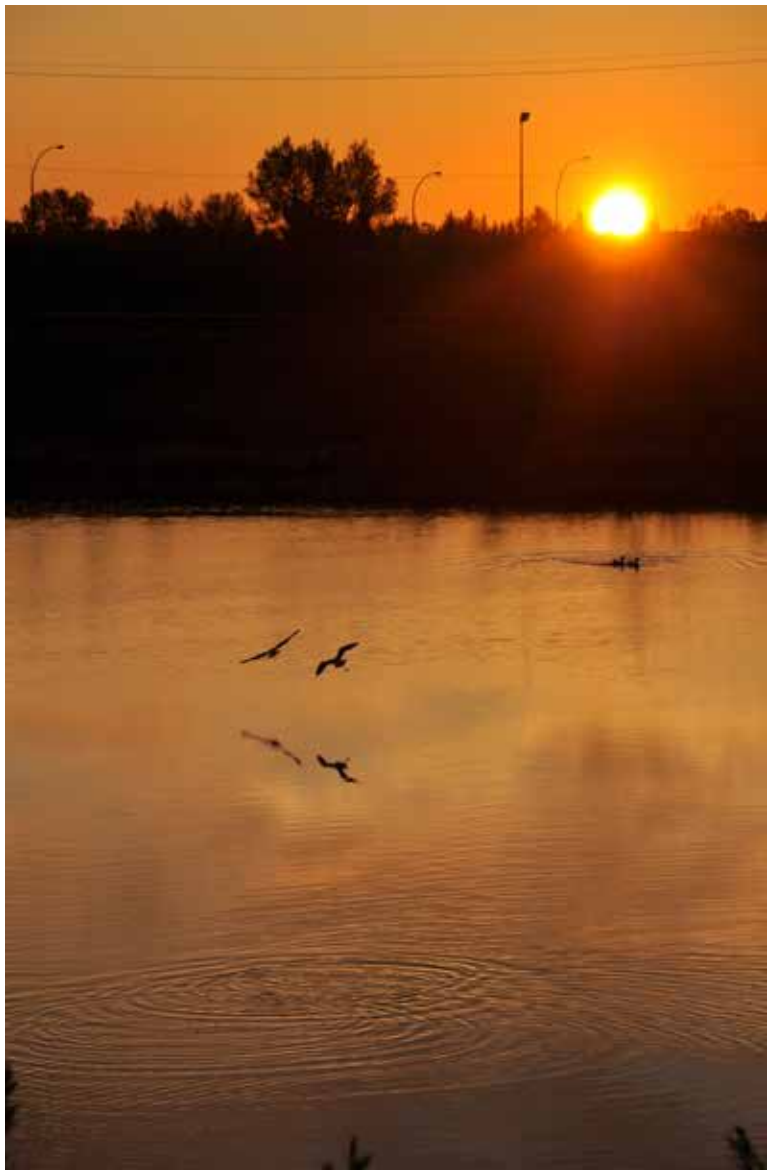
SEPTEMBER 30th - National Day For Truth & Reconcilliation

OCTOBER 11th - Thanksgiving

OCTOBER 31st - Halloween

NOVEMBER 11th
Remebrance Day

NOVEMBER 18th
Cooper's Crossing AGM



Contact Information

General Inquiries: — **Email:** info@cooperscrossingresidents.com

Special Events (for information on upcoming events, to propose ideas for events or to volunteer): — **Email:** events@cooperscrossingresidents.com

Communications (for information on newsletters, queries on advertising in newsletters or ideas for articles in upcoming newsletters): — **Email:** events@cooperscrossingresidents.com

Municipal Liaison (for information, questions or concerns regarding the parks and streets in Cooper's Crossing): — **Email:** parks@cooperscrossingresidents.com

Astoria Asset Management Ltd. (for questions regarding annual CCRA fees): — **Email:** hoa@astoriamanagement.ca
Phone: 403.948.0337

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