



# CITY PARK COMMUNITY ASSOCIATION

## NEWSLETTER

### PRESIDENT'S MESSAGE

One of the latest tidbits I have been ruminating over is this: a friend recently told me that the biggest determinant for someone to obtain a PhD is not whether they started music lessons at age 3, but rather, that they ate supper as a family throughout their growing years. Wow. So interesting that family supper is the one of the first things to go as we dash off to piano lessons and hockey practice, yet so important for one's future. I am looking to September and wondering how to balance activities with free play on the street with friends.

Congratulations to the 6th Ave block that participated in the Nature City festival by closing their block and creating a day of play and community for the area. This event was so well received that it has spurred on enthusiasm for more such parties with the goal of building community block by block, instead of neighbourhood-wide. Members of the CPCA are looking towards the idea of putting together tool kits for block parties to help us all take the time to get to know who lives around us.

We will soon be enjoying a brand-new basketball court in Wilson

Park thanks to the efforts of Randy Spilchen, Darren Hill, Michael Murphy and Marc Bourassa. A huge thank-you to Affinity Credit Union for funding the poles and baskets, and to the asphalt done by Integrated Engineering. The donations for this play area amounted to almost \$20,000! We are very grateful, as we could not have afforded it on our own.

The Montessori School is expanding to include 80 more students this fall. This will put the school at full capacity, and they do not expect to increase enrollment. This is exciting for the school, as they have received money to renovate and make the school wheelchair accessible. However, it will also increase traffic significantly along 9th Ave N. A traffic study has been done on the 700 block of 9th Ave, as requests have been made to the City to move the traffic calming signs closer to Queen St. If you have concerns, please contact the City of Saskatoon. The more voices, the more action.

Watch for our exciting events this new season. The CPCA kicks off with our Annual General Meeting on September 10 in Wilson Park. Potluck at 5:00 pm, meeting at

6:00pm. We have the Food Bank Pumpkin Patch happening on September 30 from 2:00pm to 5:00pm at the Food Bank garden patch. There are snacks, pumpkins and crafts for the kids.

After that we will plan for the ski day in January, rink day in February, wine night in March and annual clean-up day in April. Watch for these dates in the winter newsletter and on the website.

If you are interested in helping out, have any questions or concerns, please feel free to contact any of the CPCA executive. Meetings are the third Thursday of the month in the City Park School library at 7:00pm. Our first meeting will be Thursday September 21. Current available positions include: social media manager, secretary, program coordinator, and president.

What a beautiful summer! Thank-you for all the flowers and beautiful gardens. How great is it to walk around and admire all the growing beauty!

See you in September at the AGM!

## SUMMER 2017

# CITY PARK PROGRAMS

City Park Programs Fall/Winter 2017-18 - **IN FLUX DUE TO CONSTRUCTION DELAYS AT CITY PARK SCHOOL**  
 No membership fee is required to participate in programs. A fee of \$10 will apply to late registrations. Please consult the community association newsletter or visit [www.cityparksask.com](http://www.cityparksask.com) for further program details. **We hope to run the same programs around the same time of day starting in October due to construction at the school but our permits are yet to be confirmed and people can check the Facebook page for an update.** In an effort to ensure everyone who wants to participate can, the CPCA offers Cost-as-a-Barrier assistance to those facing financial hardships. To inquire/apply, please contact Leanne Gruending at [leanne.gruending@gmail.com](mailto:leanne.gruending@gmail.com). All inquiries are kept confidential.

## ADULT & YOUNG ADULT

Yoga All Levels	13 yrs & over	City Park School-Gym	06:00 PM- 7:30 PM	M	Oct 2 -Dec 18	
Yoga Vinyasa All Lv	13 yrs & over	City Park School-Gym	07:00 PM- 8:00 PM	T	Nov 7 - Dec 19	\$50
Yoga w/Marie	13 yrs & over	City Park School-Gym	07:00 PM-08:30 PM	Th	Oct 5- Dec 21	\$85
Zumba	13 yrs & over	City Park School-Gym	07:30 PM-08:30 PM	M	Nov 6- Dec 18	\$50
Restorative Yoga	13 yrs & over	City Park School-Gym	06:00 PM-07:00 PM	W	Nov 1 -Dec 20	\$50

## ADULT

Men's Basketball	18 yrs & over	TBD	08:00 PM-09:30 PM	W	Oct 4 -Dec 20	\$75 (Fall/Win)
------------------	---------------	-----	-------------------	---	---------------	-----------------

## ALL AGES

Family Badminton	All Ages	City Park School-Gym	07:00 PM-08:00 PM	W	Nov 1 -Dec 20	\$5/person
Hula Hoop Jam	All Ages	City Park School-Gym	06:00 PM-07:00 PM	Th	Nov 2 - Dec 21	FREE

## CHILDREN/YOUTH

Toddler Gym	Children	TBD	6:30 PM-7:30 PM	Fr	Sep 15-Dec 22	
Toy Library	Children	Mennonite Church	10:00 AM-11:30 AM	F	Every Friday	\$20

## OLDER ADULT

Forever in Motion	50 yrs & over	TBD	06:00 PM-07:00 PM	T	Sep 19- Dec 19	\$30
-------------------	---------------	-----	-------------------	---	----------------	------

**Cancellation of classes will be posted to the City Park Community Association Facebook Page. \***



**Darren HILL**

**WHAT MATTERS TO YOU?**

I am grateful to be involved with such an engaged and concerned community. I want to hear from you. What are your concerns, questions, comments, and suggestions? Together we can continue to make Saskatoon a great place to live!

If you are interested in hosting a block coffee meeting or evening social to discuss neighbourhood and city-wide issues, please contact me. I would be more than happy to coordinate a date to come speak with you.

If you would like to receive regular updates from me, please send me an email with your name, address and phone number. All information remains confidential.

City Councillor, Ward 1  
 Email: [darren.hill@saskatoon.ca](mailto:darren.hill@saskatoon.ca)  
 Cell: 306.227.4322  
 Twitter: @darrenhill1  
 Facebook: [facebook.com/darrenhill.ca](https://facebook.com/darrenhill.ca)

  

---

# CITY PARK CONTRIBUTORS

---

## The Property Page - By Shawn Murphy

Whether you're taking a stroll down to the weir to watch the pelicans, walking the dogs around the block, or just passing through the neighborhood, you will have no doubt noticed the over abundance of "FOR SALE" signs on the lawns of City Park residents. As of the writing of this (June 8) there are 45 properties active listings in our area. Before you ask, yes, that is more than is historically normal. However, it is not unique to City park. Currently the amount of active listings city wide is a whopping 2280 as opposed to just 317 ten years ago. Obviously, we have noticed a significant trend towards a "buyer's" market over the last couple of years due to increased inventory from new builds, changes in the economy, changes in the rental market and demand among buyer's weakening. The good news? This is an opportunity for change. Not unlike the seasonal cycles, the Saskatoon real estate is undergoing changes. Historically low interest rates and more affordable home prices will allow for new buyers to enter the market, increased ability to afford home renovations, and fresh opportunities for infills.

Let's talk stats.

The average sale price of all SOLD listings in City Park from March 8 to June 8: \$331,192.31.

The average list price of all ACTIVE listings: \$334,777.54

The average days on market of all SOLD listings March 8 to June 8: 36.33 days.

But what about my home's value today? Is this a bad time to sell? Am I trapped in a market that is forcing me to list my home at a price that is causing me to lose equity? The simple answer is that it depends. In a market such as this it is more important than ever to stand out and cut through the white noise. The average ask to sell ratio, which is the final sale price of a property as opposed to the list price (expressed as a percentage) is approximately 95.4%. Because no two homes on the market are the same, that percentage obviously varies slightly from sale to sale. Due to increased inventory and a higher than ever level of sophistication in buyers, the basic rules of supply and demand rule the day.

There are choices out there and that needs to be reflected in a realistic asking price if a seller wants to reduce the amount of days on market. What can be done to reduce days on market, attain a higher sale price, or simply attract that elusive buyer? Don't give potential purchasers any excuses to move on to the next listing. If it is financially feasible, there are significant benefits that certain home renovation projects can bring. Having said that, not all projects are created equal. For example, the top 3 projects that will gain

the highest return on investment are kitchen (75% to 100%), bathroom (75% to 100%), and interior painting (50% to 100%). It is prudent, however, to ensure that the level of finish and dollar amount spent is in line with and does not exceed the overall level of quality of the home. It's generally not a good idea to spend \$50,000 on a kitchen where the overall value of the home is \$100,000! Also, in a market climate such as this, it is important to note that home upgrades are quite often utilized as a way to ensure that your home is actually more attractive to potential buyers and not necessarily a means to a higher asking price. A real estate professional is always a good resource when upgrading your home, we've seen it all! Besides undergoing these types of projects, there are many other more affordable and achievable ways to appeal to buyers. De-clutter, touch-up painting, get that yard in tip-top shape, fix any small issues that may stick out i.e. out-dated lighting or bathroom fixtures, old door handles, kitchen cabinet pulls, etc...

The real estate market is like any other market, not unlike stocks, bonds or commodities. It is driven by many influences and is susceptible to changes in a variety economic and social factors. The major difference is that it is a slow-moving commodity, often reflective and reactive to changes in a relatively longer time frame. Fortunately, City Park is unique in its design, and it's sought-after location allows it to weather the ups and downs of the Saskatoon real estate landscape. We are a testament to the power of community and continue to grow richer in the knowledge that embracing change helps us all. For more information about these topics and anything else related to real estate in Saskatoon, please don't hesitate to contact me. I know a great little coffee shop right down the street...

Shawn Murphy  
REALTOR®  
ROYAL LePage Saskatoon  
306 880 4050  
murphy\_shawn@email.com

## EXECUTIVE LIST

**Susan Wall, President**  
cswall@sasktel.net

**Maureen Bourassa, Vice President**  
maureenbourassa@gmail.com

**Colleen Steele, Vice President**  
colleen.a.steele@gmail.com

**VACANT, Secretary**

**Rebecca Koskie, Treasurer**  
rebecca.koskie@gmail.com

### COMMUNICATIONS TEAM

**Gregg Parchomchuk** (Newsletter & Website)  
gparch@sasktel.net

**VACANT**(Facebook & Twitter)

**Leanne Gruending** - Member at Large  
leanne.gruending@gmail.com

**VACANT** - Member at Large

**Jennifer Pereira** - Member at Large  
j.pereira@rslaw.com

**Marc Bourassa** - Member at Large  
marc.bourassa@gmail.com

**Rob Bechard** - Member at Large  
rbechard@gmail.com

## EXECUTIVE LIST

**Olivia Hilderman** - Member at Large  
oliviagreenwood@hotmail.com

**VACANT** - Member at Large

**VACANT** - Member at Large

### EVENTS TEAM

**Brett Bradshaw**  
Brett\_Bradshaw@cameco.com

**Jenn Pereira**  
j.pereira@rslaw.com

### PROGRAMS TEAM

**Leanne Gruending**  
leanne.gruending@gmail.com

### RINK COORDINATOR

**John Holgate**  
johnholgate@gmail.com

### TOY LIBRARY COORDINATOR

**Carla Fehr**  
carlafehr@gmail.com

### SOCCER COORDINATOR

**VACANT**

**CITY COUNCILLOR - Darren Hill**  
darren.hill@saskatoon.ca

**CITY COMMUNITY CONSULTANT - SHANE CARTER**  
Shane.Carter@Saskatoon.ca



## CITY PARK COMMUNITY ASSOCIATION

The CPCA newsletter is published 3 times per year:

Summer / Fall (August/September)

Winter (December)

Spring (March/April)

The newsletter is delivered to all households, multi-unit dwellings, and businesses in City Park (circulation 2000). If you do not wish to receive the newsletter or have comments about the content, please contact us.

### Advertising Guidelines:

\$40.00 business card 3.5" w x 2" h

\$60.00 one third Horizontal 7.25" w x 3" h or Vertical - 2.25" w x 9.25" h

\$95.00 two third Horizontal 7.25" w x 6.5" h or Vertical - 4.75" w x 9.25" h

\$140.00 full page 7" w x 9.5" h

Newsletter Coordinator: Gregg Parchomchuk gparch@sasktel.net

[cityparksask.com](http://cityparksask.com)