

The Hidden Gem

Southland Park

Fall 2020

Executive Committee

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Tom Suver

NEIGHBOURHOOD WATCH LIAISON
Steve Joubert

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Don Blasko

Welcome

2020 has been a very interesting year - and it is not over yet!

This year, we saw our community pull together and accomplish tasks that benefit everyone. Neighbours stepping up to help other neighbours. Improvements that everyone can enjoy - see pages 2 & 3.

As for some of those improvements, we are not finished yet! For the front signage, we will be planting annuals and installing curbing next spring.

The committee continues to work on funding for the half basketball / pickleball court - see page 5.

I want to say a special thank you to all the community members / resident volunteers, including our MLA, Audrey Gordon, City Councillor, Shawn Nason and the city staff that helped with this year's projects. We couldn't have done it without you. Thank you.

I especially want to thank the SPRA committee members. We spend a lot of time discussing, planning, organizing and implementing anything we do for our community. Thank you for taking the time from your personal lives to give back where you live. Thank you.

Michelle Friesen – President, Southland Park Residents Association (SPRA)



WINTER CLOTHING DRIVE

Partnering with Tracy Wenham, resident of Windsor Park to assist in the collection of winter clothing for the homeless!

Drop Offs: 10:00 a.m. - 3:00 p.m. Monday to Friday

Drop Off Location: Southdale Constituency Office, 175 - 115 Vermillion Road

Items Needed: Mitts, Socks, Hats, Blankets, and Winter Wear.



Audrey Gordon
MLA for Southdale
204.415.7397

Mission Statement

To enhance and represent our neighbourhood by engaging residents and addressing their concerns;
and to work with representatives to enrich our community.

Building a Better Community

**Planted
463
Wild
Flowers!**



Weeded the Playground!



**Transformed
our Front Sign!**

Cleaned Royal Mint Blvd!





Audrey Gordon
MLA for Southdale

204.415.7397
mlaaudreygordon@gmail.com



LEST WE FORGET



Dan Vandal
MP / député
Saint-Boniface - Saint-Vital
~
Supporting our communities
À l'appui de nos communautés

SHAWN NASON
City Councillor – Transcona Ward



Committed to our Community!



Council Building, 510 Main Street • Winnipeg, Manitoba R3B 1B9 • Tel. 204-986-8087


 @ShawnNasonTranscona
  snason@winnipeg.ca
  shawnnason.ca

Recreation and Aesthetics in Southland Park



Southland Park is maturing as a community with a diverse demographic of people from different backgrounds and at different stages of life. The types of dwellings in our community are also diverse and include single family homes and condominiums that were built starting in the 1980s and into the 2000s.

A maturing community faces the challenges of mitigating the obsolescence of infrastructure, including recreational infrastructure, and deteriorating aesthetics.

The Southland Park Residents Association is taking action to meet these challenges by making the community a more vibrant place for current residents and enhancing the community's attractiveness and value to prospective new residents.

A survey of the community indicated that the enhancement of our greenspace is a priority for Southland Park residents. In response, the Residents Association continues to work to ensure the maintenance and improvement of the greenspace's aesthetics and recreational infrastructure support an active and healthy lifestyle for all residents.

Southland Park's existing recreational infrastructure includes the walking path along the storm retention pond and the children's playground equipment. In 2019, the Residents Association instigated changes to the parkland and walking path alongside the pond to mitigate the negative effects of large numbers of geese, making the path and park more user friendly in the warmer months of the year. In the current year, volunteers have already cleaned the sand around the children's playground structures, weeded the boulevard on Royal Mint Drive, and planted wild-flowers in the greenspace. Work has also started to remediate the Southland Park sign at the entrance to our community.

In 2020, the Residents Association also began planning and fundraising for a dual-purpose half basketball / pickleball court. This dual-purpose court, to be built in the parkland, will provide children, teens and adults, including more senior adults, with convenient options to engage in sporting activities. Building this type of infrastructure in Southland Park is particularly important for our resident children and teens as it provides them with recreational amenities without requiring them to cross Lagimodière Boulevard or Fermor Avenue to neighboring communities.

Construction of the half basketball / pickleball court is expected to cost between 75 thousand and 100 thousand dollars. To-date, the Residents Association succeeded in obtaining a grant from the City of Winnipeg for \$36,965.60 towards the project. Letters of support for the project have been submitted by Shawn Nason, City Councillor – Transcona Ward, and Audrey Gordon, Member of the Legislative Assembly for Southdale.

Planning and fundraising for the project will continue into 2021 and hopefully construction of the structure will be completed in the same year; in time to allow Southland Park residents to enjoy playing basketball and pickleball while some warm weather still persists.

If you have any further questions about the project for the new half basketball / pickleball court please contact: southlandparkinfo@gmail.com.



Winnipeg's Real Estate Market - Pandemic Effects

As you may know, real estate is a very local subject. News on how Toronto or Vancouver markets are reacting to the pandemic is entertainment at best, but completely irrelevant. Unless you are moving to those cities, what happens there has absolutely no effect on our own housing market.

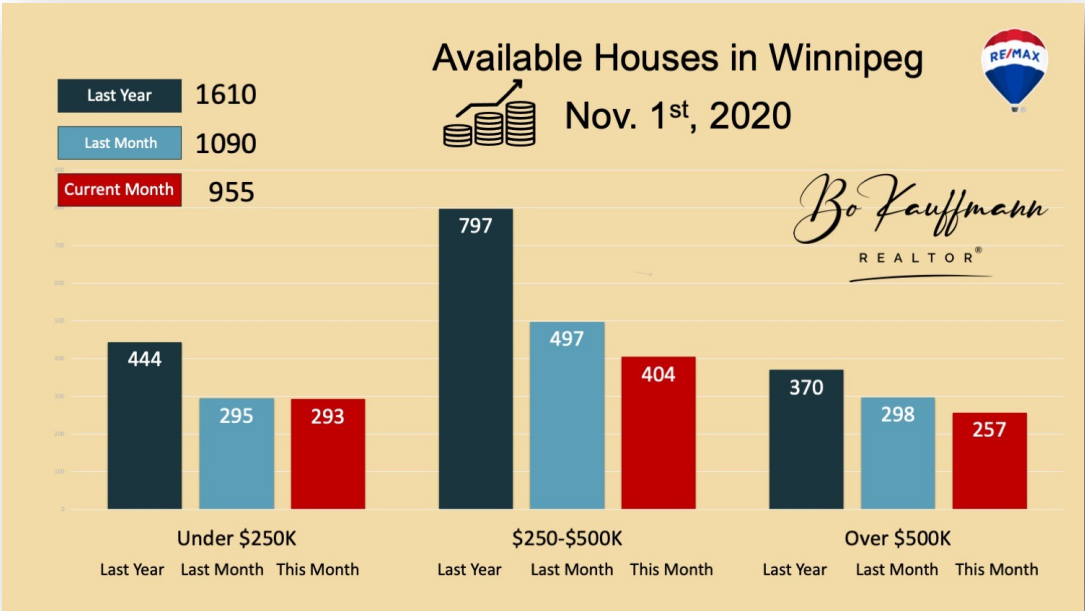
How has Covid-19 effected our market? You might be surprised! As with any type of 'market', real estate revolves around the principle of supply & demand.

Supply:

At this time of the year, Winnipeg typically has around 1600-1700 houses available for sale.

On Nov 1, 2020, that number was a *historical low* of 955.

That is a 40% drop in available homes!



Why are home sellers deciding against listing their homes this year?

I believe that some homeowners feel the market may be negatively impacted by the pandemic. Perhaps they are afraid that buyers are holding off on making a purchase or a moving decision.

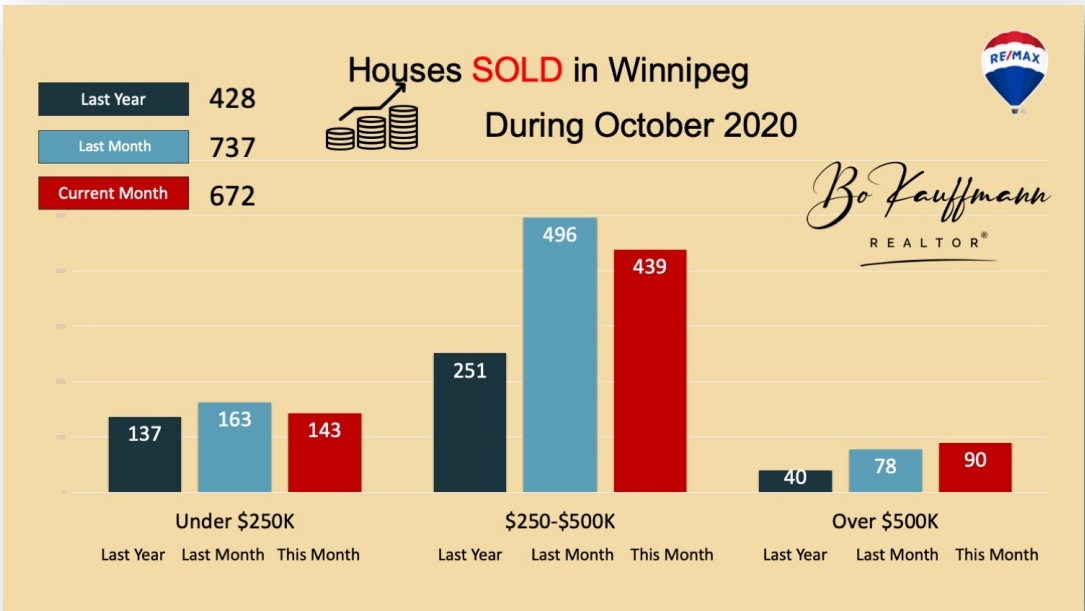
That is simply not the case, as you can see below.

Demand:

During October, 2020, 672 home buyers purchased a house in Winnipeg.

That is an INCREASE of 57% over the same time period in 2019.

The biggest increases occurred in luxury homes, (those listed at over \$500K) which more than doubled in sales.



Low Supply + High Demand = Bidding Wars

40% fewer homes + 57% higher sales = Sellers Market

Home buyers in Winnipeg appear to be undeterred by the pandemic. Interest rates are at an all-time low and home ownership is cheaper than renting. Unfortunately, they are not finding as many homes on the market as last year.

This has created a very hot sellers market, in nearly all price ranges up to around 400K. Luxury Homes have always been a much slower market in Winnipeg. I don't see that changing anytime soon.

Southland Park Market:

Since real estate is a 'local' subject, how are we doing in Southland Park over the past 6 months? Provincial laws prevent us from identifying addresses and publishing sold prices, but here are the highlights.

From May 1st to October 31st, there were 7 houses listed in this time period.

The results were:

- 1 listing was withdrawn after 31 days
- 1 home sold at well-over asking price
- 2 homes sold at full asking price
- 3 sold at under asking price

One of these took 110 days to sell. Another took 50 days. The remaining 4 sales all took less than 10 days to sell.

Price range was between \$375,000 and \$590,000.

What will the immediate future hold?

Normally, the market slows down in November / December, but that may not be the case this year. With such a severe shortage of listings on the market, buyers will probably continue their search.

In my opinion, Winnipeg will continue to be a strong sellers market in the near future.

Bo Kauffmann is a BBB-Accredited REALTOR® with Re/Max performance realty. He has been a residential agent for over 16 yrs.

Other Sources:

Winnipeg Real Estate Blog at <https://blog.winnipeghomefinder.com>

Winnipeg's Real Estate Podcast at <https://boknows.homes/podcast>

Buying and/or Selling a House or Condo

Southland Park



Bo Kauffmann of **RE/MAX**

Performance realty
942 St. Marys Rd. WPG

- 15+ Yrs Experience
- 19 Yrs Living in Southland Park
- Lifetime Achievement Award (\$120 Million SOLD)
- Experienced Listing Agent
- Accredited Buyer Representative
- Unique Marketing Plan
- Personal Service Guarantee (no shuffling off to Assistants)
- BBB Certified w. AAA+ Rating

Listings: WinnipegHomeFinder.com

Info: Blog.WinnipegHomeFinder.com

Ph: 204-333-2202



Not Intended to solicit properties or buyers already committed to other agents

Our Hidden Gem – A Desirable Community

Written by resident, Shelley Napier

We have a great neighborhood, it's safe and friendly and has an inviting appeal to it. I'm sure everyone has noticed or read about the community improvements our resident volunteers and the Southland Park Residents Association have made recently.

The playground area has been cleaned up. Royal Mint Boulevard has been weeded and cleaned of sand and debris. It is so nice to see how much better these areas now look.

As our neighborhood gets older it is important to maintain our community appeal by undertaking projects such as these. Neighborhoods can easily become unattractive when the weeds get out of control, or if lawns and boulevards aren't cut and trimmed.

It is easy to say it's the City of Winnipeg's responsibility to maintain the weeds, the boulevards and ensure repairs are done, but the reality is there are fewer municipal staff, fewer dollars and projects like these just aren't a high priority with the limited resources they have. The choice then becomes, does the community come together to help or do we watch our "hidden gem" become unkept which affects all of our house values.

We can all do our part to prevent this from happening. In speaking with area realtor Marty Marques from Century 21 Bachman & Associates, he explained that homes sell faster when the lawns and surrounding area are clean and maintained. A well cared for lawn can add several thousand dollars to the price of your home. In a competitive real estate market, curb appeal matters.

We are fortunate that so many residents in Southland Park have pride of ownership and take care of their yards. We live in a community where we come together to take on improvements for the betterment of all of us. The small efforts of keeping your lawn cut, the boulevards maintained and picking up after our animals are appreciated by everyone.

The larger projects we have just completed take a community, and beyond making our neighborhood more aesthetically appealing, the time spent cleaning up the neighborhood bodes well for making friends and getting to know the people who live around you.

We hope we can all work together to keep Southland Park's unique appeal.

The next time you see a request for help on a community project we would love to have you come out and join us if you can. It's a great feeling to work together, make new friends and be part of your community.

POLICY STATEMENT

THE
HIDDEN GEM
is a publication
of Southland
Park Residents
Association and
is intended to
educate and
inform residents.
The views
expressed are
those of the writer
and not necessarily
of the Southland
Park Residents
Association.
The newsletter
committee reserves
the right to edit for
clarity or fact.

SOUTHLAND PARK RESIDENTS ASSOCIATION ANNUAL GENERAL MEETING

**Due to Covid-19, the 2020 AGM is cancelled.
The SPRA will hold an AGM when it is safe to do so.**



Don't want a printed copy? For future e-newsletters, please let us know by emailing southlandparkinfo@gmail.com