



**Southland Park**  
Residents Association

# *The Hidden Gem*

## *Southland Park*

*Spring 2023*

### **Executive Committee**

#### **PRESIDENT**

Michelle Friesen

#### **VICE PRESIDENT**

Don Blasko

#### **TREASURER**

Tanya Vincent

#### **SECRETARY**

Adriana Suver

#### **COMMUNITY EVENTS**

Duana Joubert

### **Mission Statement**

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

### **Battle of the Blvd Planters?!?**

The adjacent residents for each Royal Mint Boulevard have taken over responsibility of planning, planting and maintaining the flowers in the planters this year. I can't wait to see what wonderful designs and colors they will have. It warms my heart to see such community togetherness. A Huge Thank You to those residents!



## **Southland Park**

# **COMMUNITY-WIDE GARAGE SALE**



**May 27<sup>th</sup>, 8am-3pm**

**SIGN OUT  
PICKLE BALL  
EQUIPMENT!**

**CONTACT  
BOB OR PATTY MILLER AT  
204-295-2278**



SPRA email: [southlandparkinfo@gmail.com](mailto:southlandparkinfo@gmail.com)

[www.southlandpark.ca](http://www.southlandpark.ca)

Facebook: Southland Park - The Hidden Gem

Nextdoor Southland Park



## Michelle Friesen - President Extraordinaire

Our SPRA president Michelle Friesen has been a driving force in our Residents' Association for the last several years. She is energetic, organized and effective in her ability to unite people and get projects off the ground and to the finish line. As President of the SPRA, she has been able to complete several projects, including improving walking paths, traffic studies, wildflower planting, installation of planters along 2 community boulevards, the building of an ice rink and the multi-use basketball and pickleball court.

It is no wonder that Michelle has received public recognition for her vital contributions. In 2020, she was nominated by Southdale MLA Audrey Gordon for the Honour 150 program as part of Manitoba's 150<sup>th</sup> anniversary celebrations. Michelle, along with another Southland Park resident Dr. June James, were also the recipients of the Queen Elizabeth II Platinum Jubilee Medal in 2022.

SPRA Executive wishes to express our gratitude to Michelle's past and present contributions and we look forward to her continued presence on the Executive Committee.

*Adriana Suver* – SPRA Secretary



### 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.



**Audrey  
Gordon**  
**MLA for Southdale**  
**Députée de Southdale**

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# 2022 Community BBQ

Thank you for attending and supporting our  
Annual Community BBQ!

Downtown Family Foods  
*(for donating the food!)*

KISS 102.3

Winnipeg Police Service

Resident Volunteers:

Supervisors of Games / Bouncers

The Cooks & Servers

Demo providers for:

*Basketball / Pickleball*

Wild Flower / Butterfly info table

The Salvador Family *(portable BB hoop)*





## The '23 Real Estate Market So Far

The 2022 Real Estate Market in Winnipeg really was a tale of two completely different acts.

In the first half of the year we were dealing with a super-hot sellers market. Homes which in previous years would have been sold in the high 300's, were suddenly dealing with dozens of offers, driving the price up to 500k.

Then, like throwing a light switch, the market went dark around the end of June, beginning of July.

Our little neighbourhood in Southland Park is an excellent illustration of this.

Over the year, 16 houses came to market in Southland Park. Of these, 15 sold and one listing expired.

In the first half of the year, the 6 homes that sold, did so in an average of 8 days each.

During the 2nd half, the 9 homes which sold took an average of 27 days..... like someone threw the light switch.

What happened? Most likely it's the sudden increase in the bank rate, which started to creep up in April/May. Anyone who was pre-approved for a home purchase, most likely had a rate hold on the lower rates until late June, or July.

### How is 2023 looking?

This year is starting out to be a lot more 'buyer-friendly' than previous spring markets.

On average, Winnipeg has more than double the available listings when compared to last year, and sales are 30-40% lower than in spring of '22.

In Southland Park, we have seen just 2 sales, and both sold at, or just below, list price. Average days on market was just 13.

What is normally the best time to buy? Check this: <https://boknows.homes/time>

*Bo Kauffmann is a real estate agent with REMAX performance realty. His number is 204-333-2202*

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](http://WinnipegHomeFinder.com)

Info: [Blog.WinnipegHomeFinder.com](http://Blog.WinnipegHomeFinder.com)

Ph: 204-333-2202



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



**Dan Vandal**  
MP / député

Saint-Boniface - Saint-Vital

Supporting our  
communities

À l'appui de nos  
communautés

### Compost Giveaway Event

May 12-14, 2023  
9 a.m. - 5 p.m., while quantities last

- 1901 Brady Road (next to Brady 4R Winnipeg Depot)
- Kilcona Dog Park west parking lot off McIvor Avenue
- Summit Road closed landfill site Summit Road north of Optimist Park



### Giveaway Weekend

Give unwanted items a new home!  
Place reusable items marked "free" at the curb.

Remove leftover items by dusk on Sunday.



May 13 & 14, 2023

## Donate a Perennial!



Do you have mature perennials?  
Donate a section and add to the flowers at the front sign!

Call Don Blasko to coordinate @ 204-451-2921

## Southland Park Ice Rink

Residents of Southland Park were able to enjoy the community ice rink this winter. It was a better winter for weather and a better location. Thank you to the volunteers and committee members that assembled and disassembled it.

A Special Thank You to:

Maple Leaf Construction

APEX Surety & Insurance

NEW volunteers will be needed next year for set-up, take-down and storage of the rink. Please contact us at [southlandparkinfo@gmail.com](mailto:southlandparkinfo@gmail.com) if you are willing and available to help.





**The Southland Park Residents Association**  
is pleased to partner with **MLA Audrey Gordon** to host the

# **SOUTHLAND PARK COMMUNITY CLEAN UP!**



**Saturday, May 13**  
**11:00 am - 1:00 pm**

Pick up complimentary bags and gloves at:

**Southland Park Sign**

East Mint Pl. and Royal Park Dr.

Thank you to Take Pride Winnipeg for their support of this cleanup!

Questions or concerns? Please contact the Southdale Constituency Office  
at 204-415-7397 or [mlaaudreygordon@gmail.com](mailto:mlaaudreygordon@gmail.com).



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Gordon**  
MLA for Southdale  
Députée de Southdale