



Jensen Lakes

Did you know? Fast Facts About Jensen Lakes

WELCOME TO JENSEN LAKES!

Jensen Lakes is a master planned residential community located in northwest St. Albert. It will feature St. Albert's first man-made recreational lake. Once fully developed, Jensen Lakes will encompass over 500 acres and include a 20-acre private lake with beach club, 2 schools, commercial development, and multiple trails, parks, ponds, and open spaces.

THE LAKE, BEACH & MAIN PARK

Lake construction has begun and is estimated to be complete in 2022. The infrastructure of the lake will include an engineered clay liner and aeration system to ensure optimal water quality for both the fish that live in the lake and the residents that use the lake recreationally.

The lake, beach, park, and beach club will be open 364 days a year for residents of Jensen Lakes and their guests; a membership card will be required for access. The lake will include docks at the beach club, private docks for each of the lake lots, and semi-private docks at private walkway access points. A swimming area and dock will be located just off the main sandy beach area. The lake may be stocked with fish for both summer and winter recreational fishing. The beach area will include over 100,000 sqft of sandy play area, a boardwalk, lounge chairs, volleyball net, and umbrellas. The park at the beach club will include a playground, an open grass area, picnic tables, gazebos, benches, tennis courts, and ample parking. Winter use will include separate skating and hockey areas maintained with a zamboni. Temporary lights will be installed on the ice surface during the season.

Activities and amenities available to Jensen Lakes residents include:

- Swimming
- Fishing
- Boating (non-motorized)
- Kayaking
- Basketball
- Tennis
- Volleyball
- Outdoor Barbeques
- Playground
- Ice Skating
- Ice Hockey
- Ice Fishing
- Paddle Boarding
- Scuba Diving
- Pickleball

JUBILATION BEACH CLUB

The Jubilation Beach Club will be nestled between the beach and parking area. The building will be approximately 7,500 sqft and will include change rooms, washrooms, an equipment rental space, concession stand, office space for the management team, storage areas, a kitchen, and a large dividable open space for programing, rental, and events. Jubilation Beach Club will offer a variety of free community events/programs and paid programs for children and adults of every age, examples:

- Yoga
- Karate
- Dance
- Arts & Crafts
- Summer Camps
- Swim Lessons
- Paint Classes
- Hockey Tournaments
- Fishing Derby
- Movie in the Park
- Beach Party

Facility rentals will be easy and convenient for residents that wish to host events ranging from weddings, birthday parties, and meetings. Detailed usage rules will be in place for the lake, beach, main park, and Jubilation House Beach Club to ensure enjoyment for all residents.

THE JENSEN LAKES HOMEOWNER'S ASSOCIATION (JLHOA)

The Jensen Lakes Homeowner's Association (JLHOA) is a not-for-profit organization which will manage and maintain the Jensen Lakes community amenities and activities on behalf of the Jensen Lakes property owners. The JLHOA provides the mechanism for maintenance of the private Jensen Lakes community amenities and to provide activities/programming.

Membership in the JLHOA is mandatory and is automatically applied with the purchase of a home in Jensen Lakes. There will be associated yearly fees due from each property owner secured via an encumbrance registered on the title of each property. The yearly fees will vary based on the level of lake access a resident enjoys (Standard, Private Lake Access Walkway & Lake Shore).

The JLHOA is currently managed and administered by Melcor Developments. At the 2022 General Meeting, Resident Directors will be elected and join the existing Melcor Directors on the Board. The Board will meet quarterly, and the Resident Directors will be the voice of the Jensen Lakes property owners. During Melcor's term of management, the power of the Board will be limited. * If you are interested in being nominated for the Board of Directors, or have any questions about the enclosed, please e-mail at hoa@melcor.ca.

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Jensen Lakes Private Lake Membership Cards - Access to Jensen Lakes private lake and facilities will be via Membership Cards. The cards will be issued to Residents age 12 and older*. To obtain Membership Cards, detailed information of all household members permanently residing at your Jensen Lakes property must be submitted to hoa@melcor.ca.

Jensen Lakes Private Lake Membership Types - There are three tiers of membership in the Jensen Lakes community. The tiers are based on location of the home.

1. Standard Home – Access to the park/lake through the main park/lake facility entrance. (Annual Base Fee applies)
2. Private Walkway Access - Access to the park/lake through the main park/lake facility entrance and via the private walkway access that the home backs on to. (Annual Base Fee times 1.5 applies)
3. Lake Shore Membership – Access to the park/lake through the main park/lake facility entrance and direct access via the lakeshore where the home is backing the lake. (Annual Base Fee times 2.5 applies)

PARKS, PONDS, TRAILS & WALKWAYS

In addition to the lake and beach park area, Jensen Lakes will also include multiple storm ponds with open greenspaces. These ponds also act as community storm water management ponds (facilities) supporting both storm drainage and surface drainage in Jensen Lakes. These ponds are connected via storm pipes to the City of St. Albert storm system. Other parks, pocket parks, and playgrounds will also be scattered throughout the community providing additional recreational opportunities. The school park site located adjacent to the Catholic and Public schools includes a large open play area, grass sports fields, and playgrounds. An extensive network of trails will wind through the community connecting the lake, ponds, parks, and public spaces. Some of the trails will be part of the City of St. Albert trail network providing connections within Jensen Lakes, connections to adjacent communities, and connections to the adjacent commercial areas. Private lake access walkways will provide exclusive lake access for those residents backing on the private walkways.

SCHOOLS

Walk to school and walk to the beach, Jensen Lakes boasts two schools! Sister Alphonse Academy a K-9 Catholic School opened September 2018 and Joseph M. Demko, a K-9 Public School opened September 2019. Both schools currently have out of school programs. Visit the school board websites for detailed information about programming:

<https://www.saa.gsacrd.ab.ca/>

<http://www.spschools.org/joseph-m-demko-school>

HOUSING TYPES & ARCHITECTURE

Jensen Lakes offers a collection of home styles and sizes to fit every lifestyle. The architectural styling reflects the elegance and charm of historic architecture with a twist of modern styling. From a classic French Country to a modern Nouveau Coastal design, the homes have been designed to be sophisticated and timeless. Jensen Lakes will include Single Family Estate Homes, Single Family Semi-Estate Homes, Single Family Move-Up Homes, Laned Homes, Townhomes, Paired Homes, Adult Paired Bungalows, and Apartment Style Condos.

JENSEN LAKES CROSSING, LOCAL SHOPS & SERVICES

Jensen Lakes has access to an excellent selection of dining, grocery stores, shops, services, and lifestyle necessities including the newly opened and growing Jensen Lakes Crossing. Located at the corner of Jensen Lakes Boulevard and St. Albert Trail, Jensen Lakes Crossing features a Landmark Cinemas Theatre and a St. Albert Public Library branch. Everything you need is just minutes away by car or steps away via the Jensen Lakes trail system.

FUTURE DEVELOPMENT

Jensen Lakes is a master-planned community which means there is a lot happening and a lot more to come! With 500 acres to develop, Melcor Developments' master-plan is to create a community that extends beyond a place with streets and homes by integrating an extensive list of amenities, shops and services, and community programming. Jensen Lakes is a legacy development designed to create a strong sense of community; a place to create memories that will last a lifetime.

Stay in the know ...

- Visit our website to sign-up for our Jensen Lakes email newsletter at www.jensenlakes.com
- Visit the Showhomes and speak to the Sales Representatives.
- Questions about the community? Call us 780.423.6931 or send us an email at info@jensenlakes.com

DISCLAIMER: The information in this newsletter represents our best knowledge, intentions, plans and expectations at the time of publishing. These plans may be subject to risks and uncertainties, many beyond our control, which may cause actual implementation to differ. * Refer to the Jensen Lakes Homeowner's Association Bylaws for detailed definitions/terms/eligibility, January 2022.