



Jensen Lakes

COMMUNITY UPDATE

Construction Update | HOA Update | New Estate Showhomes

Before & After School Care

Did you know that both Sister Alphonse Academy and Joseph M. Demko offer before and after school care! Visit their websites for school information, programs, and registration.

New Lots Released

Lots in our new stage of Front Garage Homes are now available in our Lakeside Collection. Contact Daytona Homes and Pacesetter Homes to learn more. A new Pacesetter Front Attached Showhome is also expected to open in May.



New Estate Showhomes Coming 2020

We are excited to announce that we will have sparkly new Estate Showhomes in 2020! The interior designers are in their element as they source new finishes and decor for these new showhomes. Our current Estate Showhomes are still open but they are FOR SALE! Contact our builders for your chance to own your very own showhome. You could live steps away from the beach!

Jubilation Beach & Beach Club

It was a wet summer, but we made some great progress on the lake and beach area! During the 2019 construction season, the focus was the shoreline, base-work, grading, and a lot of the things you won't see when construction is complete.

Over the winter we will be working hard to finalize approvals on many of the beach and park amenities so we can move forward with construction first thing in the spring. The design of the maintenance building is complete and we have applied for the relevant permits. We plan to start construction as soon as weather permits.

We plan to fill the lake in winter/spring 2020 and the installation of the rock shoreline will continue in the spring.

We continue to work towards an opening date of late 2020 for the lake and beach area. The schedule for the beach club building will follow but has not been finalized.

Visit the showhomes to view the detailed design of the beach and beach club building. Follow us on Facebook and sign-up for our email newsletters for updates.

Stay tuned for updates!

Library Now Open!

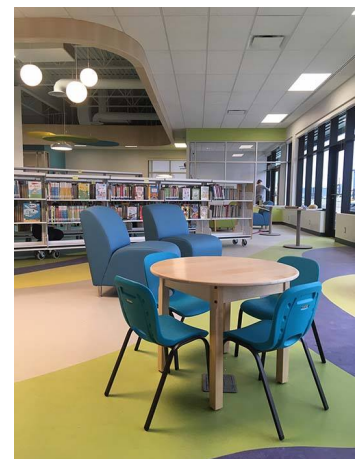
Construction at Jensen Lakes Crossing is humming along with a new 4,000 sqft branch of the St. Albert Public Library now open. The library includes materials for all ages, multipurpose seating areas, and open spaces for flexible programming.

A few other businesses are coming soon, including Oxygen Yoga & Fitness, Circle K, and Empire Salon.

The library will join the existing shops and services which include Landmark Cinemas Theatre, The Canadian Brew House, Brown's Social House, Kb & Co., Bar Burrito, Bone & Biscuit, Canadian Pizza Unlimited, and Jensen Lakes Dental.

Development and construction of additional shops and services are ongoing.

Follow us on Facebook for updates.





Jensen Lakes HOA Annual Membership Fees

In anticipation of the completion of the community lake and facility construction, fees were levied for the first time in 2019. Fees will go towards the administration and operations of the facility, park, and lake. Before opening there are a number of startup costs and to ensure the financial stability of the Association for the long term, fees have been initiated to ensure the success of the association.

Fees will be determined annually by the Board of Directors and will depend on the annual operating budget.

The 2020 Fees have been set at \$225+GST for the 2020 fiscal year and can now be paid online at <http://jensenlakeshoa.ca/> by Telepay or by cheque.

For more info Please contact:
Triona Cosgrave
tcosgrave@melcor.ca

Sign-up for the Jensen Lakes Resident Website

The Jensen Lakes resident's website includes news, event information, and easy, interactive tools for program registration, facility rentals, and even for paying the JLHOA annual fees.

Send your name and contact details including an email address to tcosgrave@melcor.ca to ensure you are able to log into the website.

FAQ: Jensen Lakes Facilities & Programming

Q. What facilities and programs can residents expect at the lake?

A. 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 will 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, BBQ areas, gazebos, benches, tennis courts, and 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.



The Beach Club will be approximately 7,500 sqft and include change rooms, washrooms, skate change area, an equipment rental space, concession stand, office space for the management team, storage areas, a kitchen, and a large dividable open space for programming, rental and events. The Beach Club will offer a variety of free community events/programs and paid programs for children and adults of every age. Some examples: yoga, karate, dance, arts & crafts classes, painting classes, summer camps, swim lessons, hockey tournaments, fishing derbies, movies in the park, and beach parties. Facility rentals will be easy and convenient for residents that wish to host events ranging from weddings, birthday parties, and meetings.

Stay in the Know

Jensen Lakes is a master-planned community, which means a lot is happening and that there is a lot more to come!

- Visit jensenlakes.com to sign-up for our information emailers.
- Visit the Showhomes and speak to the Sales Representatives.
- Follow us on Facebook & Instagram.
- Questions about the community? Call us **780.423.6931** or send us an email at info@jensenlakes.com
- Questions about the Jensen Lakes Home Owners Association? Please contact: Triona Cosgrave tcosgrave@melcor.ca

DISCLAIMER: The information in this newsletter represents Melcor Developments 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. E&OE