



# 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 2020. 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 HOUSE BEACH CLUB

The Jubilation House 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 programming, rental, and events. Jubilation Beach House 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 HOME OWNER'S ASSOCIATION (JLHOA)

The Jensen Lakes Homeowners 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).

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The JLHOA will initially be managed and administered by Melcor Developments. Melcor will establish a Committee of Resident Directors who will work closely with the Melcor Directors and represent their community. The election will be done at an Annual General Meeting and all property owners will be invited to attend and vote on various items including the election of the Resident Directors. The yearly fees have not been determined to date; currently all costs are being covered directly by Melcor Developments Ltd. For detailed inquiries please contact: Triona Cosgrave, HOA Manager [tcosgrave@melcor.ca](mailto:tcosgrave@melcor.ca)

## 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 programing:

<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, Townhomes, Paired Homes, Adult Paired Bungalows, and Apartment Style Condos.

## JENSEN LAKES CROSSING & OTHER SHOPS & SERVICES

Jensen Lakes is situated close to existing shopping, dining, grocery stores, and lifestyle necessities. The new 17-acre Jensen Lakes Crossing features Landmark Cinemas, Canadian Brewhouse, Browns Social House, Barburrito, Canadian Pizza Unlimited, Bone & Biscuit, and Jensen Lakes Dental. The St. Albert Public Library and Kb & Co. will be opening early 2020. Located at the corner of Jensen Lakes Boulevard and St. Albert Trail, Jensen Lakes Crossing offers a mix of shops and services with a walking trail connecting it to Jensen Lakes. Residents also have access to the local eateries and the excellent selection of shops and services that St. Albert has to offer. From Save-on Foods, to Home Depot, boutique-shopping, or even a Costco; Jensen Lakes residents have access to everything they need.

## 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.

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- Visit our website to sign-up for our Jensen Lakes email newsletter at [www.jensenzlakes.com](http://www.jensenzlakes.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@jensenzlakes.com](mailto:info@jensenzlakes.com)

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