



Jensen Lakes

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New Resident Information Welcome to Jensen Lakes!

Jensen Lakes is a unique community that currently features a private lake for residents and their guests. Future development will include an exclusive beach club with a variety of additional privileges.

If you are new to the community, whether you are a homeowner, a tenant, or qualify for "pre-possession access," membership has certain requirements. Below outlines the information you will need and who to contact to get you started.

Please visit www.jensenslakeshoa.ca/about-jlhoa/membership-information for more information and to download the required forms.

If You Have Recently Purchased From a Builder in Jensen Lakes but Have a Future Possession Date

You qualify for **Pre-Possession Access**.

Once you or your builder have provided Core with the required paperwork, you will be given online access to purchase a Pre-Possession Pass. These passes can be purchased on a month-to-month basis, and each pass expires 30 days after the purchase date.

Start by contacting Core Real Estate Group at info@coremanagement.ca or call **780-651-1577**.

We will need:

- A copy of your purchase agreement from the builder
- A completed Membership Information Form (available on our website)

Please notify Core immediately when you take possession of your new home. If any fees are due at that time, you will be invoiced accordingly and then provided with your permanent membership card.

Important Note: Permanent membership cards will not be issued until you have taken possession of the property. It is the responsibility of the Property Owner to inform the JLHOA and Core Management of the possession date or any changes to the property. Owners are also responsible for the pro-rated HOA fees from the date of possession to the end of the year, and these fees must be paid before full membership will take effect.

If You Have Purchased in Jensen Lakes and Taken Possession of Your New Home

Start by contacting Core Real Estate Group at info@coremanagement.ca or call **780-651-1577**.

We will need:

- Proof of ownership (For example, a copy of the certificate of title, purchase agreement, or closing letter from your lawyer. You may redact any financial information. We only need to verify

the purchaser's names, the address or legal description of the property, and the possession date.)

- A completed Membership Information Form (available on our website)

If You Are a New Tenant in Jensen Lakes

Start by contacting Core Real Estate Group at info@coremanagement.ca or call **780-651-1577**.

All forms must be completed and submitted by the property owner/landlord.

1. If you are living at the same property address as the Property Owner/Landlord
(For example, the property owner is renting out the basement suite to tenants)

We will need:

- A completed Membership Information Form (available on our website)
2. If the Property Owner/Landlord is living outside of the community, or in another Jensen Lakes property, and is renting the home solely as a rental unit

We will need:

- A completed "Membership Information Form" (available on our website)
- A completed "Tenant Transfer Form" (available on our website)

The annual JLHOA fee must be paid in full for memberships to be valid. To check the status of fees for your property, log in to the JLHOA Portal at www.jensenlakeshoa.ca or contact Core Real Estate Group.

Obtain Your Membership Cards

- After Core has received the completed documentation, Core will create your online profile and provide you with your login details.
- Profile photos are required for all residents aged 12 or older. Please submit these photos to office@jensenlakeshoa.ca.
- To obtain your membership cards, please contact JLHOA maintenance staff during operating hours by emailing office@jensenlakeshoa.ca, or JLHOA staff will notify you once your photos have been uploaded and your membership cards are ready for pick up.
- Membership cards are required for all members aged 12 and older to access the Jensen Lakes Beach and amenities.

You must provide government-issued photo ID and proof of residency. If your photo ID does not show your current Jensen Lakes address, please bring your purchase agreement, lease agreement, utility bill, or another document that lists your Jensen Lakes address under your name. Pre-possession members may present their receipt for a Pre-Possession Pass purchase.

If You Are Moving Away From Jensen Lakes

If you are moving or selling your home in Jensen Lakes, please contact Core Real Estate Group, or have your lawyer contact them, to advise of your change. This ensures our records remain accurate and prevents future billings from being sent to you. For any other property updates or inquiries please contact Core Management at info@coremanagement.ca or the JLHOA at info@jensenlakeshoa.ca.

Disclaimer: *The Jensen Lakes Homeowners Association makes no representations or warranties, express or implied, regarding the accuracy or completeness of this information. The Association, its directors, affiliates, and property managers shall not be liable for any damages, losses, or expenses arising from the use of or reliance on this document. April 30, 2026.*