



Lake Bonavista Homeowners Association

April 28, 2026

Dear Access Way Homeowners

Over the past several months, the Board of Directors has been actively advancing governance improvements, infrastructure planning, and long-term sustainability initiatives for Lake Bonavista.

Our guiding principle is simple:

“We are committed to the responsible stewardship of our Lake and Park assets, transparent governance, and protecting the long-term interests of our members and community”.

Lake Bonavista is a unique and valued asset within our community. Its long-term health, water quality, and usability are directly influenced by the collective stewardship of both the Association and shoreline-adjacent property owners.

While the LBHA continues to invest in water quality and environmental stewardship, the condition of individual shorelines plays an important role. Shoreline areas are naturally exposed to erosion, changing water levels, and weather, and when left unmaintained, can contribute to nutrient buildup, algae growth, and impacts that extend beyond a single property.

We recognize that not all properties require maintenance at this time. However, where work is needed, addressing it early helps protect the Lake, supports safety, and preserves the shared environment we all value.

As part of this shared commitment, we kindly ask that any required **shoreline cleanup and maintenance be completed within three (3) months** of the date of this letter (July 28, 2026). As our Lake matures, proactive maintenance is increasingly important to its long-term health, helping to prevent larger issues, preserve property values, and support a safe and enjoyable environment for the entire community.

Homeowner Responsibilities

As a shoreline access way homeowner, you play a critical role in protecting the Lake environment. The following expectations are in place to support the shared objective of maintaining a clean, safe, and ecologically stable lake. Please encourage your contractors and landscapers to read this document.



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Access Way Maintenance

In addition to shoreline responsibilities, access way homeowners share responsibility for the maintenance of the access way and adjacent shoreline. While these access ways are owned by the LBHA, similar to City of Calgary rights-of-way on residential properties, they are to be maintained by the adjacent homeowners listed in the enclosed address list.

Access ways must be maintained in accordance with City of Calgary standards and bylaws. This includes keeping grass and herbaceous plants under 15 cm (six inches) in height and controlling weeds to prevent their spread, including to neighbouring properties. Regular maintenance is important to reduce potential safety risks, including pest attraction and fire hazards.

This is a shared responsibility among the homeowners connected to each access way. See the attached list of Access Way Homeowners.

1. Shoreline and Water's Edge Maintenance

Homeowners are responsible for keeping the shore/shoreline adjacent to their property free of excessive aquatic vegetation, weeds, and organic debris. This includes:

- Removing decaying plant matter, logs or sticks, fallen leaves, and algae accumulation regularly.
- Using smart hardscape design ideas that prevent run-off.
- Not directing water into the lake, especially from pools or hot tubs.
- Directing grass clippings away from the water and composting or bagging.
- Consider installing a buffer between the edge of the grass and the water's edge.
- Trimming trees and shrubs that overhang or touch the water.
- Remove or cut rooted weeds in the water as much as possible.
- Please remove unused water toys, boats or equipment from the shoreline.

Help prevent the buildup of organic material that can decompose and contribute to nutrient loading. This will help to control the algae and rooted plant growth around your property.



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2. Fertilizer and Chemical Use

The use of fertilizers and lawn chemicals must be carefully managed to prevent runoff into the lake.

- Refrain from using synthetic fertilizers, particularly those with elevated phosphorus content. When selecting from the primary macronutrients (nitrogen, phosphorus, and potassium—NPK), choose formulations with no phosphorus component (i.e., a zero in the middle value), such as 18-0-0 or 32-0-4. Lower overall nutrient concentrations are preferred, as they help mitigate nutrient loading and reduce the risk of algae proliferation and excessive aquatic plant growth.

Here is an example (Scotts Turf Builder Pro):

<https://www.canadiantire.ca/en/pdp/scotts-turf-builder-pro-lawn-fertilizer-400-m2-0592292p.html>

- If you must, apply only minimal quantities, and never prior to heavy rainfall or irrigation events that could result in runoff.
- Nitrogen rich open area grass promotes geese and their droppings. If you have geese nesting on your property you are encouraged to contact the office.
- Consider environmentally responsible or lake-safe alternatives.
- 24D (Round-Up) is prohibited near the water's edge. Always read the label.

3. Shoreline Infrastructure Maintenance and Construction

Measures should be taken to minimize soil and surface runoff entering the lake.

- Plant a buffer zone along the shoreline where possible that allows easy maintenance for you on the shoreline side but serves to prevent run off of fertilizers or organic matter from entering the water.
- Avoid landscaping practices that expose soil or direct drainage toward the lake.
- Be mindful of erosion and siltation during construction by having contractors use the proper precautions (i.e. silt fences, hay bales, filter cloth) and avoid working when soils are loose and wet.
- Changing shoreline features including adding sand or removing boulders is prohibited. Work along the water's edge may negatively impact your property and the lake.



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- Gently sloping soft shorelands, particularly those converging in a diverse range of native plants, are more effective in shoreline stability and erosion control than artificial, hardened shorelands.

4. Aquatic Plant Control

Naturally occurring aquatic plants must be managed to prevent overgrowth.

- The installation of aquatic plants is prohibited. Mechanical removal is mandatory.

5. Dock Maintenance, Removal, and Installations

All docks and shoreline improvements must be maintained in good repair.

- Deteriorating materials can contribute debris and contaminants to the lake.
- Ensure structures are secure, safe, and compliant with LBHA guidelines.
- Dock installations must be approved by LBHA (see Dock Guidelines).
- LBHA would like to assist you and/or your contractor with the removal/and installation of docks where possible. Please contact the office.

Collective Stewardship

The lake is a shared resource, and its condition reflects the cumulative impact of all users and adjacent landowners. Even small, individual actions—positive or negative—can have measurable effects on water clarity, algae growth, and overall ecosystem health.

LBHA will continue to monitor shoreline conditions and may engage directly with homeowners where maintenance or practices do not meet the expected standards.

We appreciate your cooperation and ongoing commitment to preserving Lake Bonavista for current and future generations.

Should you have any questions or require guidance on best practices, please contact the LBHA office.

Sincerely,

Lake Bonavista Homeowners Association Ltd.



Lake Bonavista Homeowners Association

Access Way 1

12131 Lake Louise Way SE
12135 Lake Louise Way SE
12103 Lake Louise Way SE
12107 Lake Louise Way SE

Access Way 2

12036 Lake Erie Way SE
12040 Lake Erie Way SE
12044 Lake Erie Way SE
12204 Lake Erie Way SE
12208 Lake Erie Way SE
12212 Lake Erie Way SE

Access Way 3

12244 Lake Erie Way SE
12248 Lake Erie Way SE
12252 Lake Erie Way SE
508 Lake Erie Green SE
512 Lake Erie Green SE
516 Lake Erie Green SE

Access Way 4

536 Lake Erie Green SE
540 Lake Erie Green SE
544 Lake Erie Green SE
548 Lake Erie Green SE
508 Lake Moraine Green SE
512 Lake Moraine Green SE
516 Lake Moraine Green SE
520 Lake Moraine Green SE
524 Lake Moraine Green SE

Access Way 5

544 Lake Moraine Green SE
548 Lake Moraine Green SE
552 Lake Moraine Green SE
604 Lake Moraine Green SE
608 Lake Moraine Green SE
612 Lake Moraine Green SE