



## Lake Bonavista Homeowners Association

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June 30, 2025

Dear Lake Bonavista Homeowners Association Members,

In light of recent developments within the community there has been a lot of discussion (on social media in particular) about what the role of the HOA is when it comes to rezoning, membership and related matters.

Since the new rezoning laws were introduced, we and other lake communities have been wrestling with how this will impact us. There are no easy answers as we must walk a tightrope between property rights, lake usage, community feedback and our limited mandate as a homeowner's association and volunteer board as set out in our constating documents.

We are aware of and monitor the various discussions and threads on social media about these concerns but cannot comment individually in that kind of open forum lest an offhand comment be construed as "official position" and confuse the discussion.

That said, we are all homeowners/members, so we share the same concerns as all Lake Bonavista residents. Specifically - how do we preserve and improve our community in the face of changing municipal rules, demographics and all the other challenges brought on by a rapidly growing city. More importantly, as a volunteer board, what does all this mean for the lake and park, the maintenance of which is our mandate.

One thing I have learned in my close to 20 years serving on our community and HOA boards is that when something feels like it should have a simple answer, the reality is far from simple. And the perceived ability to influence an unstoppable force is never as obvious as you think it is. Every action/initiative needs to be carefully considered as there is always an equal and opposite reaction – often unpredictable in both substance and timing.



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Nonetheless we are tackling this challenge, gathering and collating community feedback and consulting with our peer group HOA's around the city.

To assist us with these deliberations, we have recently engaged independent legal counsel to review our articles, incorporation documents and municipal precedent to determine what the optionality is available to the community and the HOA when it comes to any type of development – not just the one-off rezoning applications but also the larger developments that we all know are coming in a growing city.

We hope to have that process complete soon and will report back to the membership at that time.

As always, we welcome all feedback and questions. Note that we may not always answer a query directly but often gather them so that they can be answered in an update like this one.

Regards and we hope to see you all at the lake for Canada Day celebrations.

Stuart Parnell on behalf of the Board