



Lake Bonavista Homeowners Association

An Update from the Board

April 2025

This year, the Board has decided to provide updates through a newsletter posted to the website and delivered to residents via our community access email software to keep everyone informed about the various initiatives and projects underway. These efforts are focused on maintaining and enhancing the park experience for the broad and diverse group of members we serve.

As outlined in my President's Report accompanying the financial reports at the AGM, one of our most significant ongoing challenges is the aging condition of our assets and equipment. This includes both visible infrastructure—such as facilities, docks, and maintenance tools—and hidden systems like underground pumps and pipes, connections to Fish Creek and the City's water supply, and the irrigation network.

The Board's responsibility is to preserve the lake facilities, as closely as is possible, in the condition in which they were transferred to the Corporation. This requires consistent upkeep and eventual replacement of aging infrastructure as it reaches the end of its lifecycle.

Much of our infrastructure has now reached the point where ongoing maintenance is no longer sufficient, and full replacement is necessary.



Over the past few years, in collaboration with our general manager, we have prioritized a series of “low-hanging fruit” projects while maintaining an inventory of larger, essential future initiatives. These projects include embankment and retaining wall repairs, new docks and user facilities, water quality improvements, updated irrigation systems, and replacement of the aging pumps and pipes that support lake operations and the iconic waterfall—which itself needs repair.

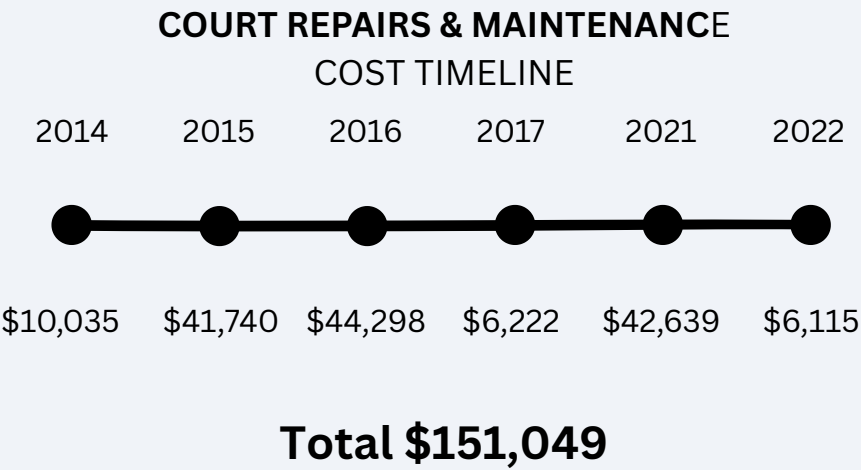
As you are all aware, the current economic climate has driven up operational and capital costs for everything and continue to rise.

Fortunately, we have reserve funds that allow us to proceed with these projects. However, responsible financial stewardship requires us to replenish these reserves in a reasonable amount of time to prepare for future needs and unexpected emergencies—challenges that are common with older infrastructure. Since we are not permitted to borrow funds, our primary and most predictable funding source remains user fees. Unlike public entities such as community associations, we are a private corporation and ineligible for many grant opportunities. That said, we pursue all applicable funding programs, and have had some success—for example, a grant helped offset the cost of our new building.

Our approach balances maintaining financial strength with prudent reserve use and replenishment, all while minimizing the impact on membership fees. This is no small feat, especially when some projects can equal an entire year’s worth of operating revenue.

Court Redevelopment

This year’s major initiative is the long-overdue redevelopment of the tennis courts. The courts have undergone numerous (and costly - see the table below) repairs over the years, but they have deteriorated to a point where a significant section is now unsafe and almost unusable.



Conceptual Design



Following recommendations from our contractor, we will be replacing the existing six-court layout with a four-court configuration, plus a practice court located outside the main playing area. Half of the new surface will be designated for pickleball, with the remaining courts reserved for tennis.

We believe having a practice court will grant the opportunity for newer users and individuals to access the sport. It will also provide a player's space to warm up and to use while waiting on games to finish following our 45-minute game time rule and 1:3 member guest per court ratio. We understand concerns that the number of courts is less than what is currently there and are developing player/guest use policies to ensure more opportunity for our members to have access to the courts.

Construction is scheduled from **early June through to late July**, as we must wait for the ground to thaw and allow time for proper curing of the new asphalt. While it is unfortunate that the courts will be unavailable during peak season, we are confident that the finished amenity will be a welcome improvement for all users.

Updates will be posted to the website as we move through each phase of the construction.

Fee Increase

The total capital cost for this project is estimated to be \$400,000. As a part of our planning process for future projects, we are targeting replenishing those reserves over the course of three years. This will need to be done via an increase in fees of \$40.00.

This measured approach positions us for our next major capital need: the staged replacement of the lake's aging piping and pump systems—an essential but less visible project estimated to cost between \$1 million and \$2 million. We are committed to delivering a quality facility, lake and park while remaining fiscally responsible.

The annual fee for 2025-2026 is \$390.00 plus GST and is due June 30, 2025. Invoices are expected to go out in mid-May. More information can found on our [website](#).

Our new annual fee is consistent with other residents' and homeowner associations in Calgary.

I think we would all agree that Lake Bonavista is one of the most sought after communities in Calgary, and the lake property adds substantial value to our homes. Keeping our lake well maintained and engaging in responsible renovations and redevelopment of the park property will ensure that our investment in our properties and in our community is protected and enhanced.

Additional 2025 Projects

In addition to the tennis court redevelopment, we are undertaking several smaller but impactful improvements this year:

- Island Dock Replacement – \$23 000
- Retaining Wall Replacement at Fisherman's Rock – \$84 500 (grant application submitted)
- Pump House Roof Replacement – \$7 300
- Tractor Purchase (appropriately sized for our needs) – \$51 000
- Tree work - Ongoing collaboration with arborists to remove dead trees and plant native species.

We understand that any increase in fees is a concern. Please be assured that the Board has carefully evaluated our options and believes this is a fair and balanced solution that provides immediate value to members while also remaining prepared for expected and unexpected needs.

Our lake is a treasured neighborhood amenity and maintaining it underpins a unique quality of life inside the broader Calgary market. We remain committed to preserving its beauty and utility for future generations, while ensuring our fees remain competitive with similar organizations.

If you have any questions or comments about these projects or other lake-related matters, we welcome your feedback. Please contact lake staff at manager@lkbonavista.ca or reach out to the Board at president@lkbonavista.ca.

We look forward to seeing everyone enjoying the lake this summer!

Stuart Parnell
On behalf of the Board