



## Annual General Meeting

The Desrochers Homeowners' Association  
Annual General Meeting will be held in mid October, 2025

**Date and Time:**

Thursday, October 16th, 2025 at 7PM

**Meeting Location:**

The Four Points by Sheraton, Edmonton Gateway,  
Main Floor, The Windermere Room  
10010 - 12 Ave SW, Edmonton, Alberta T6X 0P9

**Available Online At:**

Information on attending the AGM online will be available soon.

## Desrochers' Stormwater Management Ponds

Desrochers has two stormwater management facilities, also known as stormwater ponds. The central Desrochers pond and the Heritage pond, bordering the future Heritage Valley Trail, with both serving a functional and recreational purpose for Desrochers' residents.



These EPCOR facilities play a crucial role in preventing local flooding by collecting and holding rainwater and snowmelt until it is slowly released back to creeks and the North Saskatchewan river. In Desrochers, roofs, roads, and parking lots prevent water from absorbing into the ground, leading to water runoff that enters the stormwater facilities



In addition to their functional role, Desrochers two ponds offer recreational opportunities for residents. The paved walkways are open year round for a accessible stroll, jogging or biking, and tables and benches are available along your walk to enjoy a restful time with family and friends.

For more detailed information on Desrochers Storm Water ponds, please visit EPCOR's website at: <https://www.epcor.com/ca/en/ab/edmonton/safety/neighbourhood/stormwater-management-facilities.html>

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## Black Knot Tree Infection

Even though Desrochers is a new community, we have a growing problem with Black Knot disease on some the trees which have been planted on our boulevards, trees which we as residents are responsible to care for according to the Community Standards Bylaw.

Black Knot is an increasingly common tree disease and early detection and sterile pruning is the most effective way of dealing with this problem.



Black knot is a fungal disease that causes greenish brown to black swellings in the stems of fruit and chokecherry trees, many of which are planted in Desrochers boulevards. The infections fungal spores are released following periods of warm, wet weather and are spread by splashing water, wind, birds, and insects.

The issue with Black Knot is that it deforms a trees branches and reduces the trees healthy growth. Heavily infected trees often become weakened, stunted and may eventually die for the disease.

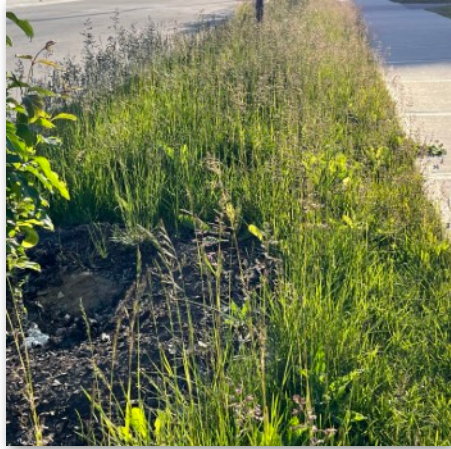


For more information on how to detect and treat a possible case of Black Knot disease, visit the City of Edmonton online at:

[https://www.edmonton.ca/programs\\_services/pests/black-knot](https://www.edmonton.ca/programs_services/pests/black-knot)

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## Your Boulevard... Who Is Responsible For Its Care?



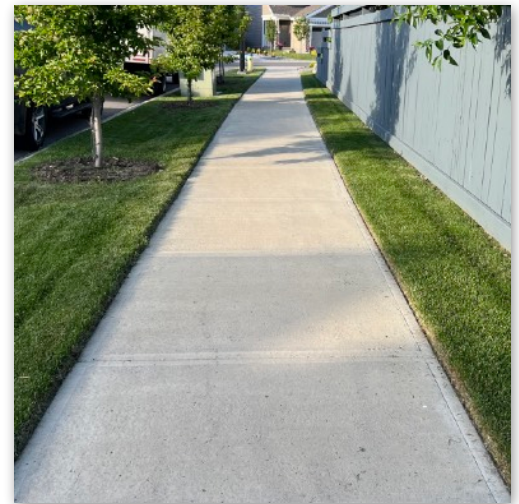
You might not be aware that the boulevard in front, or beside your home if you live at the end of a street, is by City of Edmonton bylaw the property owners responsibility to maintain.

The boulevard is land owned by the City of Edmonton and has all of your homes utilities services buried below. It is located between your streets curb and your property line, which typically is just past the water turnoff valve located in your front lawn or sidewalk.. Your boulevard may be grassed and planted with a tree and includes the sidewalk or, it may be just the curb and

your sidewalk. According to the Community Standards Bylaw 14600, it is the homeowners responsibility to maintain and keep your boulevard neat and safe, year round.

The City requires that the grass be regularly cut to a reasonable length, that fallen leaves and trash be disposed of and that tree branches do not overhang or block pedestrians or motorists. And most importantly, that you keep the sidewalk clear and safe, summer and winter.

If you have a concern about the health of the tree planted on your boulevard, call 311 for assistance from the City, after all, it is their tree.



# What are the Desrochers Homeowners' Associations Landscaping Responsibilities

As Desrochers has grown into a thriving community, some of our original community service needs and contractors have changed.

As Desrochers was being developed by MLC Group, (now known as NAC,) NAC used service providers such as Takla Maintenance Corp. to construct our initial landscape grading, plant trees, grass and shrubbery beds and the Behrends Group to do the marquee sign installations at Desrochers entries. It is these enhanced amenities, such as the community entry treatments and marquee signs, extended pond walkways with park furniture rest stops and the viewpoint at the east end of the Desrochers storm water pond that are not part of the City of Edmonton's regular maintenance .



These features and amenities are now the responsibility of and being serviced by the Desrochers Homeowners' Association (DHOA,) and its newly contracted service providers. Like HML Landscaping of St. Albert who were contracted in April 2025 to be Desrochers new landscape and snow removal firm.



Each year during a summer season of May 1st to September 30th, HML crews will be tending mutually agreed upon Desrochers plant beds, cutting and trimming select lawn areas, removing litter, and keeping walkways and plant beds neat and groomed.

















Come the winter season, from the first snow fall and through to spring melt, HML will be tending the pond and forest walkways and dealing with ice build up. Note that the City of Edmonton will be tending some sidewalks, but only in those areas where there is no residential responsibility. As per the Community Standards Bylaw 14600, it is each homeowners responsibility to keep their boulevard maintained and the city sidewalk clear, safe, snow and ice free year round.

On a final note, many residents are curious why the walkway on the west side of the Desrochers forest and running north towards Father Michael McCaffery High School is not regularly maintained. This is a pipeline right of way, owned by ATCO and serviced by the City of Edmonton. It is not currently part of the DHOA's area of responsibility.



VILLAGES  
des rochers

### Legend

-  FRONT DRIVE
-  FRONT DRIVE (ZERO)
-  TOWNHOME
-  DUPLEX - REAR DRIVE
-  DUPLEX - FRONT DRIVE
-  REAR DRIVE
-  FUTURE LOW DENSITY RESIDENTIAL
-  FUTURE LOW RISE APARTMENTS
-  FUTURE RETAIL/COMMERCIAL
-  MIXED USE AREAS (RETAIL/RESIDENTIAL)
-  COMMUNITY MULTI-USE TRAIL
-  DESROCHERS PHASE BOUNDARIES
-  FUTURE LRT TRACK LINE
-  FUTURE LRT STATION

LIVING BETTER

This plan is for marketing purposes only and is subject to change, error, and/or omission.  
All land use elements, future roadways, lot, and block lines are conceptual only and may change without notice.  
This plan should not be used for design or construction purposes.  
MLC/Allard Developments accept no responsibility for inappropriate use of this plan.

PLEASE REFER TO THE REGISTERED SUBDIVISION PLAN  
TO CONFIRM ALL INFORMATION.  
CONTACT THE CITY OF EDMONTON PLANNING  
DEPARTMENT/TRANSPORTATION DEPARTMENT FOR  
CURRENT, UP-TO-DATE INFORMATION.

September 2023

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Heritage valley  
Town Centre

alley

Dr. Anne Anderson

10-12 Public High School Open 2021



re Mult-family  
2.5 (acres)

35 AVENUE SW  
Future Neighbourhood

	Multi-family	Commercial
PHASE 11	43 (acres)	
	Future	

Future Multifamily 143 (acres)	Retail & Residential	Future
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PHASE 3  
DESROCHERS GATE

Sprocher

Retail &

PHASE 9

Townhomes

Residential

DANIELS LINK

Multi-family

DANIELS LANE

PHASE 16

PHASE 4 PHASE 8



NAC (Formerly MLC Group)

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