



Lake Crest News

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mrickman@lchoa.com

From the President

First of all let me thank all of you who were involved in getting the information out about the Covenant update and the proxy voting. Also a special thanks to Randy and Harriett Guttery for their time in chairing the Covenant Committee. I am pleased to advise the proxy votes for was 264 with 6 against. The Board will now be moving ahead on the enforcement of our covenants. As you have heard me state before, the covenants have rules for a reason. It is to keep our neighborhood in a good condition to improve the value of all of our homes. Please help us keep Lake Crest a desirable neighborhood to live in.

This has been the best year to date for the number of participants at all of our Homeowners' Meetings, Annual Meeting, and other events. At our Pool Opening day, we had over 200 to enjoy the food, entertainment, pool, and get to meet our neighbors. Please continue to be involved.

I noticed this week that some of you who are renting our Club House are not following the rules of not placing tape on the ceiling, walls, and ceiling fans. We have gone to great expense to repaint the Club House and we want it to be kept clean. I have advised the Lake Crest Property Manager, Jody Northcutt, that if the Club House is not

clean or there is evidence that tape has been placed anywhere when the key is returned, the party who rents the Club the deposit will be not be returned to the party who rents the Club House. Please help us to keep the Club House with a clean appearance.

Last weekend we held our annual Lake Crest garage sale and it was a huge success with 47 homes participating. I would like to give a special thanks to my wife, Lynn, who did all the phone calls, e-mails, and placed the ad in The Birmingham News. It takes much more time than you would think.

Finally, our pool looks the best this year it has in many years. Our Pool Monitors when on duty will be wearing t-shirts identifying them as Pool Monitors. I ask that you treat them with respect and they also know they are now very visible to our homeowners.

I hope you and your families have a safe and wonderful summer. Our next Homeowners Meeting will be on August 1st at 7 p.m. in the Club House.

Rick Franks,
President
Lake Crest HOA

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Covenant Committee Activity

LCHOA Committee Chairs:

The following are the LCHOA committees and their contacts. If you have suggestions or concerns, or would like to serve on a committee, please contact the appropriate Chair.

Communication & Neighborhood Activities

Tricia Farris - Newsletter
979-5872
plfarris@bellsouth.net

Elizabeth Woodfin - Activities
988-8850
ewoodfin@bellsouth.net

Lake

Jeff Thompson
444-9043
jstbuild@aol.com

Legal/Covenant

Randy Guttery
guttery@charter.net

Pool

Charlie & Pam Conklin
987-0144
conklin@sentryheating.com

On May 9th you voted to amend our Declaration and By-Laws, correcting them and bringing them in line with the 2011 needs of the LCHOA. Those amendments have been signed for Awtrey Development by Al Awtrey, and the proper filings were made with Jefferson County on June 10th. Thanks to all who worked hard in this effort and especially to all of you who voted.

So, where do we go from here? Let me start by saying this. Our Declaration exists in the Probate Judge's records as a number of different documents. The original 1994 document is there as are each of the 50+ amendments that have been made over the 17 years since then, including the big one filed June 10th. In short, there is no one official document that includes all those revisions. So we're going to create one. We will take all the revisions passed in the last amendment and merge those changes with the last version that existed on our website and post the current "Declaration" for your reference, printing and use. That should be available for you by July 1st and we urge all LCHOA members to print a copy for your home reference after that date.

Our website will be the standard means of Declaration availability as we go forward. If you do not have access to a computer, notify Jody Northcutt at 205-987-9392 and a hardcopy will be prepared for you for a small charge. After spending more time with the revised Declaration, you may develop questions or need clarification of certain items. If you would be interested in a Covenant review gathering at the clubhouse, please contact me.

Randy Guttery
Covenant Committee Chair
guttery@charter.net

Curb and Sidewalk Repair

If the curb or sidewalk in front of your home is in need of repair or you have noticed other cracked or damaged sidewalks in the neighborhood, please contact Jody Northcutt, and she will get in touch with the City of Hoover to request the needed repairs.

Mark Your Calendar

The next Lake Crest Homeowners' Association meeting will be held on Monday, August 1, 2011 at 7 p.m. in the Lake Crest Clubhouse.

Be a courteous neighbor

When walking your dog, please make sure to remove and properly dispose of any waste.



Delinquent Dues Notice

Bourg, Annie	752 Flag Circle	\$1,060.00
Brogdon, Robert and Michelle	1140 Hibiscus Dr.	\$1,435.00
Duncan, Natalie K.	645 Whitestone Way	\$2,200.00
Fountain, Kenneth	4728 Red Leaf Circle	\$580.00
Huver, Jennifer	4744 Red Leaf Circle	\$580.00
Juliano, Jasper and Sheree	980 Lake Crest Parkway	\$1,160.00
Knutson, Larry	629 Whitestone Way	\$2,200.00
Parson, Aaron and Kris	608 Lake Crest Dr.	\$1,740.00
Roddam, Craig	5179 Lake Crest Circle	\$1,380.00
Swanson, Richard A.	4769 Red Leaf Circle	\$2,320.00
Tobin, Nancy E.	4873 Crystal Circle	\$1,160.00
Waldrop, Frank P.	4980 Crystal Circle	\$1,340.00
Walker, Randel and Deborah	Lot 61 Lake Crest Dr.	\$1,160.00
Wang, Ting	5127 Lake Crest Circle	\$1,160.00
Total	\$19,475.00	

Please be aware that per Lake Crest By-laws and Covenants, you are not allowed to vote in neighborhood elections, attend community activities or use the pool, clubhouse, or any of the Lake Crest facilities if you owe past homeowners dues. These amounts do not include legal fees. Delinquent homeowners will have a lien placed against their homes which must be cleared before selling the homes.



Changes in Lake Crest News

You will notice that this issue of the *Lake Crest News* arrived in your e-mail inbox rather than your home's mailbox. Several months ago the Board made the decision to begin sending the bi-monthly Homeowners' Association newsletter via e-mail. This will result in a cost-savings of over \$2,000 annually.

Many of you provided your e-mail address to your Sector Coordinator during the Covenant revision process. Please be assured that we will only use your e-mail address to provide Homeowners' Association communications, and it will not be shared with outside parties. We will continue to post the newsletter to the Lake Crest website at <http://www.lakecresthoa.com>. The website will be the primary way the HOA will communicate information between our meetings. From time to time, you may also receive other e-mails from the HOA about matters that are time-sensitive.

To ensure that the newsletter and other communications from your Lake Crest Homeowners' Association are not blocked as spam, please add lchoa@bellsouth.net to your list of contacts.

If you have a change in your e-mail or other contact information, please notify Jody Northcutt at lchoa@bellsouth.net. If you know of a neighbor who does not have e-mail or internet access, please print a copy of the newsletter for them or ask them to contact Jody at 987-9393.

LCHOA
Property Manager:

Jody Northcutt

Please submit neighborhood questions or concerns to **Jody** by one of the following methods:

Mailing Address:

Lake Crest Clubhouse
581 Lake Crest Drive
Hoover, AL 35226

Phone:

205-987-9392 (office)
205-296-4876 (cell)

Email:

lchoa@bellsouth.net

In Writing:

There is a locked mailbox next to the pool gate.

CLUBHOUSE RENTAL

The neighborhood clubhouse is available for your use. The rental cost is \$40 plus a \$150 damage cleaning deposit. If the clubhouse is left as clean as at the start, the deposit check is torn up. The \$40 is non-refundable if the homeowner cancels. If you are interested in renting the clubhouse, please call **Jody** at 987-9392.

The pool is not part of the clubhouse rental nor can the pool be reserved.



Lake Crest Pool News

One of the perks of living in Lake Crest is our community pool. The pool is open to all to all Lake Crest residents whose homeowners' association dues are up-to-date.

Last fall the pool was drained and resurfaced, and improvements were made to the filtration system, so the pool is in great shape for you and your family to enjoy this summer.

As the swimming season begins, please take a few minutes to read the pool regulations which are posted on the fence, and make sure your children are familiar with the them. These rules are designed to make sure the pool is a safe and pleasant place that everyone can enjoy.

Pool monitors are on duty and can be clearly identified by their "Pool Monitor" t-shirts. Please respect their efforts to make sure that everyone is aware of the pool rules and abides by them. If you see someone who is not complying with the posted rules, please remind them of the rules or notify a Pool Monitor.

Neighborhood Notes

- ◆ Small details make a big impression. Rusted and damaged mailboxes and mailbox posts detract from the positive image we want our neighborhood to convey. All mailboxes in Lake Crest should be painted black with posts and brackets painted either dark Hunter green enamel in the main sector of Lake Crest or black in the Arbors, townhomes, and carriage homes. If you need mailbox parts they are available from O.I.W. Inc. at (205) 988-3892.
- ◆ When you trim bushes and trees in your yard, please be aware that limb and brush removal is not part of regular trash removal. Homeowners should contact the Hoover Public Works Department at 444-7796 to schedule pick-up. Homeowners, please note that it is your responsibility to trim and maintain any bushes that extend over Lake Crest sidewalks.
- ◆ Help keep Lake Crest streets safe. Please obey the posted speed limit and keep on-street parking to a minimum. By law, golf carts are not to be driven on public streets unless equipped with a license plate, head lights, tail lights and a rearview mirror. The driver must have a valid driver's license, or have a permit, and if 15, be accompanied by a licensed driver, 21 or over.

