



Lake Crest News

LCHOA Officers and Board of Directors:

President**Rick Franks**

president@lchoa.com

Vice President**Margo Siitko**

vicepresident@lchoa.com

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secretarytreasurer@lchoa.com

Board Member**Stacie Prince**

sprince@lchoa.com

Board Member**Toni Shrader**

tshrader@lchoa.com

Board Member**Emory McDaniel**

emcdaniel@lchoa.com

Board Member**Mike Rickman**

mrickman@lchoa.com

Board Member**Brian McCarthy**

bmccarthy@lchoa.com

Board Member**Leslie Horton**

lhorton@lchoa.com

From the President

I hope everyone has settled into 2012 and all had a great holiday season.

The Lake Crest Homeowners Association held our Annual Meeting on February 6, 2012 and we had 48 of our homeowners present. I ask that more of our neighbors would get involved and attend our meetings. The number of 48 is a very low number for all of the homes in Lake Crest. The more you attend our homeowners' meetings, the more up-to-date you will be with what is happening in our neighborhood.

We had a number who had questions about our communications from the Board to our neighbors. As I stated everyone was told in our last newsletter that was mailed out in 2011, the newsletters are placed on our web site and if you did not have access to a computer, please let Jody Northcutt know and she will provide you with a copy. Your Board works very hard to communicate with our neighbors. I think we do a very good job and ask for your ideas of how we may improve our communication. If you would like to serve on our communications committee, we would welcome your time. Please look at our web site, www.lakecresthoa.com and keep up-to-date.

At the Annual Meeting there were two new Board Members elected to serve three-year terms. The successful candidates were Brian McCarthy and Leslie Horton. I welcome these two new members and encourage you to get to know them if you do not already.

As we move ahead into 2012, our next homeowners' meeting will be held on April 2nd. As I write these notes, our pool is being resurfaced. With the new resurfacing and our

additional concrete seating area on the upper side of our pool, you will see our pool will be a nicer amenity to our neighborhood. Also, before the pool opens, we will be installing new electronic locks on the entrance gates for the pavilion and pool. Each homeowner who is current with HAO dues will be given a code to gain entrance into the pool area. If you have any outstanding dues, you will not be given a code. Please get all of your dues paid up to date. Remember, your dues are used for everyday costs to help improve Lake Crest.

I also wanted to advise all homeowners, we now have surveillance cameras for the pavilion, pool, and inside the Club House. Some of our neighbors who have rented the Club House have not followed the rules such as placing tape on the walls and failing to clean after use. If you leave the Club House dirty or place tape on any items, your deposit will not be returned. It costs a lot of our money to repaint the interior of the Club House when it is damaged. Please obey the Club House rules.

Your Board seeks you to give us your input and ways we can continue to make Lake Crest a desired place to live. Our covenants are there for a reason and they are being enforced. This helps in keeping our neighbor up to the standards that will continue to increase the value of our homes.

Please Take Pride In Your Neighborhood.

Rick Franks
President

Lake Crest Home Owners Association

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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

ARC/Covenant

Charlie Conklin
987-0144
conklin@sentryheating.com

Pool

Be a courteous neighbor

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



Architectural Review Committee

Spring is just around the corner and soon we all will be busy with projects in our yard and homes. Many of you are aware that when you start a project that changes the look of your yard or home, it has to be approved by the LCHOA ARC. Please review the Covenants and Rules and Regulations before making those changes. Forms to request ARC approval are located on the LCHOA website, www.lakecresthoa.com, under the Resources tab.

Please remember that “**Any Work**” in the City of Hoover exceeding **One Thousand Dollars (\$1,000.00)** requires a permit. When you hire a contractor for a project they must be licensed in Hoover.

In respect for all our neighbors we are asking you to speak with your contractor and ask them to please refrain from going door to door soliciting and or applying taped-on flyers to mailboxes advertising their business. There is nothing more frustrating to our homeowners than pulling off tape from a freshly painted or new mail box.

The LCHOA ARC appreciates everyone efforts in abiding by our Covenants and its Rules and Regulations. Your continued support will assure the Lake Crest neighborhood premium property values for years to come.

Lake Crest ARC

PPM to Manage Covenant Compliance

The Lake Crest HOA announces the hiring of Premier Property Management (PPM) to aid in the management of covenant violations in the Lake Crest community. PPM is an experienced management company specializing in homeowner association management. PPM manages seven subdivisions containing approximately 3,000 homes in the Hoover area.

Representatives of PPM will ride through the neighborhood on a monthly basis to determine which properties are out of compliance with the covenants. These property owners will receive letters from PPM citing the nature of the violations. Each violator will be given 15 days to correct the violation. If the violation is not corrected within the 15 day period, the LCHOA will assess a \$100 fine. This policy has already been communicated to all homeowners.

The contact for PPM is:

Rian Wright
Association Manager
Premier Property Management
Office (205) 403-8787
Fax (205) 403-8758

The LCHOA encourages all residents to be cooperative in the effort to get out neighborhood in “tip top” shape. In the long term it will improve the look of the neighborhood and will increase property values.

Thank you for your cooperation.

New Board Members Selected

Two new board members were elected at the annual Lake Crest Homeowners' Association meeting earlier this month. Serving three-year terms on the Board are Leslie J. Horton and Brian McCarthy.

Leslie and her family moved to Birmingham from Bowie, Maryland in 1994 and have been Lake Crest residents for seven years.. A graduate of the University of Maryland and the Cumberland School of Law at Samford University, she is an attorney in private practice. In her spare time, Leslie enjoys photography, hiking, and travel.

Brian is a long-time resident of Lake Crest, moving to the neighborhood while he was in high school. His parents and his sister live in Lake Crest, and Brian and his wife purchased their own home here in 2006. Brian is a graduate of Rhodes College, and holds an MBA and his JD from the University of Alabama. He is the chief executive officer for Birmingham Orthodontics. Brian is a long-distance runner and enjoys competing in marathons, so you may often see him on his morning runs in Lake Crest.

Residents Will See Pool Improvements in 2012

Residents will see several changes and improvements when the pool opens for the summer season on May 1st. In late 2011, work was completed on a new upper pool deck. The deck will be furnished with tables and chairs which will provide an additional shaded seating area. New security cameras have been installed to monitor the pool area and the clubhouse. Earlier this month, work was completed on resurfacing the pool. The new surface, coupled with the improved filtration system that was installed last summer, will greatly improve the appearance of the Lake Crest pool.



For the 2012 swimming season, both the pool gate and pavilion gate will be equipped with a lock that requires a code for entry. The code will be e-mailed to all homeowners whose dues are current before the opening of the pool in May. To receive the code, you must have a current e-mail address on file with the LCHOA. If you have not provided the LCHOA with an e-mail address or have recently changed your e-mail address, please send your information to lchoa@bellsouth.net.

2012 HOA Dues Now PAST DUE

Lake Crest Homeowners' Association dues for 2012 are now **PAST DUE**. Your dues of \$480.00 can be paid by check or money order We are also offering a PayPal option for dues payment again this year. If you wish to pay your dues using PayPal, there is an processing fee of 2.9% plus a \$.30 transaction fee added to your total amount. 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

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 \$60 plus a \$150 damage cleaning deposit. If the clubhouse is left as clean as at the start, the deposit check is torn up. The \$60 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.

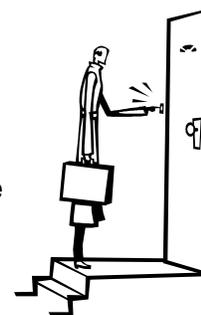
Mailbox Questions???



Different areas of Lake Crest have different styles of mailbox post and different requirements for numbers and paint colors. ALL information regarding paint and the proper address number styles and plaques can be found on the Lake Crest HOA website at www.lakecresthoa.com. Address plaques, numbers and paint are available from Bluff Park Hardware, 597 Shades Crest Rd., telephone 205-823-1953. If you need assistance with mailbox repair, contact Jody Northcutt at 205-987-9392 or e-mail the Lake Crest ARC, arc@lchoa.com.

No Solicitation

Last year "No Solicitation" signs were posted near the entrances to our neighborhood. The purpose of these signs is to discourage those who go door-to-door selling items as well as those who place flyers, magnets, business cards, etc. on mailboxes in Lake Crest. Often items are taped to the mailboxes and the tape leaves residue or damages the paint when removed. If you see someone going door-to-door soliciting business in our neighborhood, please call the Hoover Police Department. They have said they will come out and ask the person to leave. If you see someone placing flyers or other materials on mailboxes, please let them know that this is a "No Solicitation" neighborhood. If you receive a flyer, etc., please call the company and let them know that such advertising is not welcomed in our neighborhood.



Financial Documents Available

Copies of the 2012 Lake Crest HOA Profit/Loss Statement and Balance Sheet are available on the website, www.lakecresthoa.com, for homeowner review. They can be found under the Board Minutes/Financial tab.

Mark Your Calendar

The next HOA meeting will take place on Monday, April 2,
7:00 p.m.
Lake Crest Clubhouse.

If you have a change in your e-mail or other contact information, please notify Jody Northcutt at lchoa@bellsouth.net. 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.