



Lake Crest News

LCHOA Officers and Board of Directors:

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meswjs@charter.net

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tonishrader@gmail.com

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emorymc@bellsouth.net

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bpetelos@charter.net

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schneider@lakecresthoa.com

From the President

Summer is drawing to a close and the children have started back to school. School busses will be picking up our children and we need to watch our speed and stop at stop signs and whenever a school bus is loading or unloading. Remember that children don't always check before crossing streets.

It has taken much longer than anyone had planned but our new playground adjacent to the pool and pavilion should be finished. We have had lots of positive comments about it from homeowners who have seen it.

On a personal note, my husband and I have purchased a home in Aurora, Colorado and will be moving in about six months. We love this area and our home here; however, we have family there and want to be close to them. I announced my resignation as president of the HOA in the meeting on August 5; therefore, we are in need of a new president. Anyone interested in the position should e-mail the property manager at lchoa@bellsouth.net. I will stay and help with the transition. If you have any questions about the position, feel free to call me at 205-979-2412.

Margo Sitko

President

Lake Crest Homeowners Association

Lake Crest Bunco - Back by Popular Demand

The Lake Crest women's bunco group is starting up again. We will meet the third Monday of the month, starting September 16, in the clubhouse from 6:30 to 8:00 p.m. It would be great if we could have three or four tables. Light snacks to share might also be nice. Please contact Shelly Terry at sterry@realtysouth.com or 205-482-7676 if you are interested in joining the group.

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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
965-1855
jstbuild@aol.com

ARC/Covenant
Paul Carroll

Pool



More information about community events, the Lake Crest Covenants and Rules and Regulations, and forms to request ARC approval are available on the Lake Crest HOA website:
www.lakecresthoa.com.

Townhome Landscape Maintenance Contacts

American Lawn Company maintains all of our neighborhood common areas and the yards of homeowners on Flag and Trumpet Circles, as well as homes on a portion of White Stone Way. Homeowners who live in these areas are asked to contact the Lake Crest Property Manager about general landscape maintenance items rather than calling American Lawn directly. If you need work that is to be paid for separate from your monthly maintenance such as additional trimming of shrubs, etc., please contact American Lawn directly.

Utility Easements

Most homes in Lake Crest have utility or other easements across some part of the property. Please remember that while the utility companies have the right to access these easements, their maintenance is the responsibility of the homeowner and they are governed by the Lake Crest covenant sections regarding maintenance of the landscape. For additional information see Article III and section. 7.01 (b) of the Covenants which can be found on the Lake Crest Homeowners' Association website at <http://www.lakecresthoa.com/pdf/resources/LakeCrestDeclaration.pdf>.

Disposal of Yard Debris and Grass-clippings

With the surplus of rain this summer it seems that the grass needs cutting and the bushes need trimming twice as often. Many homeowners work in their yards on the weekend and bag grass and shrub clippings which they place on the sidewalk or in the street far in advance of the Monday trash pick-up. The homeowners' association has received several complaints about bags of landscaping debris blocking sidewalks for walkers and joggers. Please wait until you put your trash can out to move these bagged debris to the curb. Please remember that trash cans and bagged trash should not be placed at the curb before 7 p.m. on the day preceding garbage pick-up and trash cans should be returned to a proper location by 7 p.m. on the day of pick-up. Regular trash collection days in Lake Crest are Monday and Thursday, with Wednesday pick-up of recycling.

If you use a lawn service, please request that they haul the clippings away rather than leaving them at the curb.



Change in Pool Hours for September

Following Labor Day (Monday, September 2), the pool will be open only on weekends. Pool hours will be Saturdays, 10 a.m. to 10 p.m. and Sundays, 10 a.m. to 9 p.m. Please remember that while we have expanded the number of guests allowed per household to four during regular pool hours, only two guests are allowed on holidays, including Labor Day.



Board Approves New Non-compliance Fine

The majority of Lake Crest homeowners do a great job of abiding by the Lake Crest Covenants and Rules and Regulations. Just over two years ago, the subdivision's original developer (Awtrey) relinquished control and allowed the HOA to begin much-needed enforcement of the covenants. In December, 2011, the Board hired Premier Property Management to monitor covenant compliance. Since that time the number of violations noted by PPM and letters sent to homeowners has steadily dropped. Many homeowners have commented on how much the overall appearance of our neighborhood has improved and most homeowners quickly remedy problems once they are notified. However, a handful of homes remain non-compliant after incurring the previous maximum fine for their violation(s.)

The Lake Crest HOA Board has approved an addition to the Lake Crest Rules and Regulations regarding fines for homeowners who are not in compliance with the covenants/rules. Homeowners who have an outstanding violation 60 days after receiving initial notification of the violation will incur an additional fine of \$30 per month per violation until all violations are remedied.

A copy of the Lake Crest HOA Rules and Regulations which supplement the Lake Crest Covenants is available for review on the website at <http://www.lakecresthoa.com/pdf/resources/RulesAndRegulations.pdf>.

Delinquent Dues

Homeowners' Association dues for 2013 are now past due. If you have not yet paid your dues, please contact the business office.

Please be aware that per Lake Crest By-laws and Covenants, homeowners with delinquent dues are not allowed to vote in neighborhood elections, attend community activities or use the pool, clubhouse, or any of the Lake Crest facilities. 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
Business Manager:

Jody Northcutt

Please submit neighborhood questions or concerns to 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.

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

Be a Good Neighbor



One of the most frequent complaints to the Lake Crest HOA involves homeowners who fail to pick-up after their pets when walking them. **Please remember to immediately clean up after your pet.** Take along a baggie with you to pick up waste and then dispose of it properly. Also, when walking your dog in our community, please remember that it should be leashed. Thank you for your cooperation!.

Traffic and Parking Concerns

The Lake Crest HOA continues to receive comments from neighbors about speeding and parked cars.

Cars parked in the street can reduce the street from two to one lane and often make it difficult to see oncoming cars. If you are entertaining, please encourage guests to park in your driveway rather than the street whenever possible. Parking on the grass or in a natural area is prohibited. Please ask your guests to avoid blocking a neighbor's driveway. Also please be aware that Hoover City ordinances prohibit the parking of cars, trucks or trailers on a city street for an uninterrupted period of 12 hours. Cars, trailers or trucks that are 14 feet or more in length cannot be parked in a residential area for a continuous, uninterrupted period of more than two hours.

The posted speed limit for our neighborhood is 25 mph. Please be alert for children who may be playing in the street or run out to chase a ball.

We have a number of residents who walk or jog at night. If you are out after dark, consider wearing reflective clothing so you can be seen by motorists.

To report traffic concerns, contact the Hoover Police Department directly.



Newsletter Suggestions?

Back issues of the Lake Crest News are available on the website. We welcome suggestions for any topics or questions you would like to see covered in the newsletter.

Mark Your Calendar

September 3 Following Labor Day, the Lake Crest pool will be open only on the weekends.

September 16 Lake Crest Ladies' Bunco Lake Crest Club House 6:30 - 8:00 p.m.
Contact Shelly Terry, sterry@realtysouth.com or 205-482-7676, if you are interested in joining the group.

October 7 Homeowners' Meeting Lake Crest Club House 7:00 p.m.