

Lake Crest Homeowners Association
Meeting – April 4, 2016

Meeting called to order – 7pm by Charlie Conklin

Introduction of Board members present :

- Charlie Conklin, President
- Toni Shrader, Secretary/Treasurer
- Mark Williams
- Lee Hood
- Quittie Wilson
- Miguel Vilchez
- Felicia Brewer
- Jodi Northcutt, Property Manager

Financial Report:

- Checking - \$206,140.40
- Morgan Stanley - \$73,821.13
- We have collected \$34,663 in dues with \$86,000 still outstanding to be turned over to collections if not paid by the end of April

Accomplishments:

- New fine structure in place for ride-through issues
- Delinquent and past outstanding dues are being sent to collections to file suite in small claims
- Homeowners dues increased to \$550.00 for 2016 to cover maintenance and repair of clubhouse, grounds, and continuing cost of utilities, etc.
- Walking trail re-graveled, and maintenance done
- Pine straw redone in January
- Refurbishing outside of clubhouse
- Entrance of Preserve Pkwy and Lake Crest Dr. fixed from new development
- New pool FOB system

2016 Plans:

- Replace pool furniture
- Replace and add wood chips to playground
- Replace parking lot light to LED
- New landscaping on Dam, we will have more sod and "green" while lakeside will have plants and walk area to fish
- Wood chips to be replaced for playground

POOL KEY FOB PROGRAM

- Each homeowner will have a different number FOB assigned to their home.
- Each homeowner will receive one (1) FREE FOB -You are allowed to purchase up to 3 more for \$15.00 each – limit of 4 per household
- FOBS are waterproof
- No codes are used this year – only FOBS that will scan you into pool area
- You will also need FOB in order to get to playground area
- FOB system addresses security and safety concerns better than code system
- Allows for deactivation if fines and dues are delinquent.
- A letter will be sent letting homeowners know when to come register and pick up their FOB.

FINE STRUCTURE

- Once you receive a notice in the mail about a rules violation, you have 30 days to correct.
- If it has not been corrected in 30 days, you will automatically be fined \$100, and another \$100 every month thereafter until it is corrected
- If fines amount to \$500 or more, it is sent to collections and a lien can also be put on your home
- This is necessary to maintain our neighborhood and to increase the value of our homes.

Committees:

- ARC – no updates – Reminder if you need to repaint or roof even if same color, it needs to be approved through the ARC
- NEIGHBORHOOD YARD SALE – April 23 and again first weekend in June!

Homeowners Concerns:

- City of Hoover has been contacted for sidewalk repairs
- Streetlights out – Call Jody
- Charter cable still out in road on Lake Crest – charter has been called but they use a third party and can't guarantee how long it take to come bury them
- Parking on streets especially in summertime – limit is 6 hours per City of Hoover or it can be towed. If you have company that needs to park on street, make it safe
- Neighborhood Watch – To cover the area of homes we would need about 50 people to volunteer and be captains. At this time, we do not have that so our goal now is to bring as much awareness as we can bring –facebook, direct alerts from Officer Hale on phone, etc. As per Officer Hale, turn lights on before going out, and keep lights on – Make sure you know your neighbors – Don't leave garage door open – Get alarms or motion sensors for window and doors.
- Neighborhood does NOT allow solicitation. If you do see this being done, please contact Jody with name and number of solicitor
- No vendor signs are allowed in yards for advertising purposes
- Stream patrol – We are looking for volunteers (such as boy scouts) etc. to patrol the lake and pick up trash, etc regularly. We would make a contribution to the group that would like to volunteer
- Note – we have 2 Facebook pages – COMMUNITY ANNOUNCEMENT PAGE and our REGULAR FACEBOOK PAGE
- No glass in pool area – if we have a breakage, it closed the pool for at least a half of day – even food snacks in the pool area will close the pool. Must eat in pavilion area.
- Please keep in mind that the walking trail is just that, a walking trail, not a bike trail. Bikes cause damage on the trail – if you see a biker on the trail, please let them know. We are in the process of making trail signs regarding this.

Meeting was adjourned at 7:52 Pm

