



Lake Crest News

LCHOA Board of Directors:

President
Jennifer Breland
823-9264
jbreland@uab.edu

Vice-President
Jeff Thompson
444-9043
jstbuild@aol.com

Treasurer
Mike Lunsford
982-8361
mrl@phm-law.com

Secretary
Charlie Conklin
987-0144
cconklin@sentryheating.com

Board Member At-Large
Margo Sitko
979-2412
meswjs@charter.net

Board Member At-Large
Tom Stanbury
739-0636
tstanbury@bellsouth.net

Board Member At-Large
Elizabeth Woodfin
988-8850
ewoodfin@bellsouth.net

A Note From the President

Dear Neighbors,

As we start the new board term, I look forward to serving as your president over the next year. Lake Crest is such a great neighborhood and the new Board of Directors is committed to making sure that it only gets better.

With summer just around the corner, I expect that many of you will be spending time enjoying the pool. As I hope that you are already aware, we are starting construction on the new pavilion that will be located



between the pool and the tennis courts. Although there was a slight delay breaking ground due to additional permit requirements, we expect that construction will be completed soon and not cause a lot of disruption to pool guests. When completed, this will be a great addition where residents can enjoy snacks at the pool, family picnics, and neighborhood socials. Please help us ensure a great summer and make sure that you and your family observe the posted rules for the pool and the pavilion so that everyone can have the opportunity to take advantage of this great amenity.

Another area of interest for many residents has been the enforcement of our covenants. We have formed a committee that will begin with the distribution and enforcement of these covenants

as soon as possible. Every Lake Crest resident has made a significant investment in their home and it is important that we ensure that the value of our property continues to increase. In order to start this process, each resident will be receiving documentation of the enforceable covenants, be given adequate time for compliance and addressed accordingly for continued violations. Further details of this process will be provided as the committee continues to meet and discuss options for enforcement. If you are interested in serving on this committee, please contact **Mike Lunsford** at mrl@phm-law.com or myself at jbreland@uab.edu.

Finally, as you've seen on the signs at each entrance, the Lake Crest HOA Board of Directors meetings have moved to the second Sunday of the month at 4:00 p.m. The May meeting had to be moved due to Mother's Day, but the regular schedule will resume in July, with our July 8th meeting. I encourage all residents to attend these meetings and participate in what is going on in your neighborhood. This is your opportunity to come and share any issues or concerns that you may have and allow us to serve you better.

Sincerely,
Jennifer Breland



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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

Michelle Berg - Newsletter
824-5366
mlberg@bellsouth.net

Rona Hutchison - Newsletter
733-8028
rona_hutchison@yahoo.com

Jennifer Breland - Website
823-9264
jbreland@uab.edu

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

Nicki Conlon - Children's Activities
982-9105
conlonhome@bellsouth.net

Lake

Jeff Thompson
444-9043
jstbuild@aol.com

Legal/Covenant

Mike Lunsford
982-8361
mrl@phm-law.com

Pool

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



Neighborhood Spotlight

Jennifer R. Breland

Jennifer was elected president of the new LCHOA Board of Directors earlier this year. She and her husband Bryan have lived in the Arbors, on White Stone Way, since October 2003. Jennifer grew up in Hoover and actually lived right down the street in the Highland Crest subdivision. She and her husband are proud parents to their miniature schnauzer Rascal.



Jennifer is an Alumni Affairs Specialist for the UAB Office of Alumni Affairs and the UAB National Alumni Society. She is responsible for alumni chapter development across the country and student relations, so there is a great deal of travel with her job. A couple of aspects of her job that Jennifer

really enjoys are hosting events in many different cities and the chance to meet so many UAB alumni. Her husband, Bryan, is a firefighter for the City of Homewood and serves as the General Counsel for the Alabama Fire College.

In addition to her responsibilities leading the Board of Directors for the LCHOA, Jennifer is also involved with the Rotaract Club of Birmingham, the United Way Young Leaders, and with other UAB organizations. She is also currently working on her Ph.D. in Higher Education Leadership at UAB. Jennifer received her B.S. in Accounting from Auburn University and her Masters is Business Administration at UAB. So, of course Jennifer cheers for both the Auburn Tigers and the UAB Blazers.

With her very limited free time, Jennifer enjoys shopping, playing

with her dog, hanging out at the pool, and visiting with friends. She also enjoys vacationing, especially heading to the beach. About a month ago, Jennifer and Bryan traveled to London.

Jennifer had this to say, "I look forward to serving as the LCHOA President over the next year and hope to have the opportunity to meet many more of our neighbors."

The Neighborhood Spotlight is a new column that will appear in every issue and serve as a way to get to know the many people that reside in LC. If you are interested in submitting the name of a neighbor who would like to be featured in a future Neighborhood Spotlight, please e-mail Michelle Berg at mlberg@bellsouth.net.

Pool Notes

The pool officially opened May 1. It will remain open until September 15. If the pool needs to be closed for any reason, those listed in the directory will receive an e-mail notifying them. (To make sure you receive this notice, please go to the LC website and complete the directory form.) A notice will also be posted at the pool gate.

Again this pool season, a security guard will be present on weekends. His responsibility is to check residents in, in an effort to control overcrowding in the pool and to keep non-residents out.



Please remember, pool monitors are present to enforce the rules that have been established by the HOA and the Jefferson County Health Department. They are not responsible

Pool Hours for 2007:

Mon.	Noon-9:00 p.m. (Closed until noon for pool maintenance)
Tues.-Thur.	10:00 a.m.-9:00 p.m.
Fri.-Sat.	10:00 a.m.-10:00 p.m.
Sun.	10:00 a.m.-9:00 p.m.



for lifeguard duties or watching unattended children. It is against posted pool rules for children under the age of 13, to be left alone or play unsupervised while in and around the pool area.

No glass containers are allowed in the pool area. Glass breaking on the concrete is easier to clean up than trying to find shards that land in the pool. Glass in the pool can result in the pool being closed for up to 3 days for cleaning.

Observing the posted pool rules, which can also be found at the website, will ensure an enjoyable summer at the pool.

Delinquent Dues Notice

The following Homeowners are delinquent on their LCHOA dues and lawn maintenance fees. The HOA sent two additional letters to these Homeowners prior to publishing their names in the newsletter. In addition to their dues, they have incurred a \$100 late fee for not having their dues paid prior to April 30th. Their names have been turned over to the HOA attorney.

As stated in the Covenants, when dues are not paid within 30 days after the stated due date, "the unpaid portion of the Assessment shall accrue simple interest at the lesser of 18% per annum of the highest rate, which may be charged to said Owner by law from and after the 30th day from the due date until the same is paid in full."

The first step is to take the Homeowner to small claims court. If no payment is received within 24 months, foreclosure proceedings will begin.

"In the event the Association employs an attorney or otherwise takes any legal action in attempting to collect any amounts due from any Owner, such Owner agrees to pay all attorney fees, court costs, and all other expenses paid or incurred by the Association," per the Covenants.

Following is the list of delinquent Homeowners as of May 1, 2007 and the amount they owe to date, including the \$100 late fee for this year:

Name: Bishop, Patrick & Stephanie
Address: 5011 Lake Crest Circle
Owes: \$580.00

Name: Ellis, Michael & Nona
Address: 1172 Hibiscus Drive
Owes: \$580.00

Name: Finley, Glenn & Musserat Iqbal
Address: 4808 Wood Springs Lane
Owes: \$1,160

Name: Harika, Adel
Address: 578 White Stone Way
Owes: \$580.00

Name: Harris, Robert C. & Sandra
Address: 680 Lake Crest Drive
Owes: \$580.00

Name: Hoang, Dianna
Address: 4825 Wood Springs Lane
Owes: \$580.00

Name: James, Arthur & Marva
Address: 5183 Lake Crest Circle
Owes: \$580.00

Name: Knutson, Larry
Address: 629 White Stone Way
Owes: \$1,000.00

Name: McLaughlin, David
Address: 4785 Red Leaf Circle
Owes: \$580.00

Name: Murphy, William E.
Address: 5191 Lake Crest Circle
Owes: \$580.00

Name: Roddam, Craig
Address: 5179 Lake Crest Circle
Owes: \$580.00

Name: Schermerhorn, William & Lynda
Address: 748 Flag Circle
Owes: \$940.00

Name: Shaw, Steve & Gina
Address: 5012 Lake Crest Circle
Owes: \$580.00

Name: Stamba, Joseph
Address: 5247 Lake Crest Circle
Owes: \$580.00

Name: Thomas, Roselita
Address: 4949 Crystal Circle
Owes: \$580.00

Alabama Government Issues

If you need assistance with state issues or want to speak with the state representative for the Lake Crest community, contact **Representative Paul DeMarco** at (205) 314-7909 or via e-mail at paul@pljpc.com.

Pet Procedure

Now that the weather is warm, people, and pets, are enjoying more time outdoors. Please note:



- There is a leash law in effect in the City of Hoover. If you are out walking with your pet, please use a leash. The HOA has received numerous complaints of pets running loose.
- Be considerate of your neighbors and remember to pick up after your pet.



Steve Braswell

Please submit neighborhood questions or concerns to **Steve** 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 \$35 plus a \$150 damage cleaning deposit. If the clubhouse is left as clean as at the start, the deposit check is torn up. The \$35 is non-refundable if the homeowner cancels. If you are interested in renting the clubhouse, please call **Steve** at 987-9392.

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



**LAKE CREST HOMEOWNERS'
ASSOCIATION**

581 Lake Crest Drive
Hoover, Alabama 35226
Phone: 205-987-9392

Communications Update

Please update your listing in the Neighborhood Directory. Just access the directory section in the LCHOA website and follow the directions. Or if you are not listed, but would like to be included, please send your information to **Jennifer Breland** at jbreland@uab.edu. Include any or all of the following: your name, spouse's name, children's names and ages, address, phone numbers, and e-mail address. You can also include photos, interests, and information on favorite sports teams, pets, etc.

Have you checked out the bulletin boards? The Resident Bulletin Board is a source for

neighbors to help neighbors. Residents are able to post topics such as:

- services offered (babysitting, lawn mowing, car washing, etc.)
- things to Buy and Sell
- a General Discussion/Message Board (a found item, looking for a jogging partner, thoughts about all the new developments in the area, etc.).

So join the discussion or start one of your own.

Activities Announcement

Watch for banners to announce specific dates and details of upcoming events. A Bingo Night will be held in fall as well as a Halloween activity for children. The annual Adult Christmas Party will be in December.

