



Lake Crest News

LCHOA Board of Directors:

President
Rick Franks
444-1400
rickfranks@bellsouth.net

Vice-President
Andy Patel
682-7424
andyandpriya@yahoo.com

Treasurer
Jeff Thompson
444-9043
jstbuild@aol.com

Secretary
Jennifer Breland
823-9264
jbreland@uab.edu

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

Awtrey Project Manager
Jack McDuffie
266-4403

A Note From the President

Fellow Neighbors:

This will be my last *Note From the President*, as I have elected not to run for a Board position again. I want to thank all of you who have supported me, along with the three Boards, which elected me to serve as President. Over the past three years, your elected Board has continued to make improvements to make all of us proud to live in Lake Crest. They work very hard and devote a lot of volunteer time to our neighborhood. I would encourage all of you to be involved and help make Lake Crest a better community. All it takes is some of your time.

I also want to personally thank **Steve Braswell**, our business manager, for his weekly efforts in helping us keep Lake Crest a nice place to call home.

By early April, our new pavilion should be in place for your use. This should be a nice addition to our neighborhood and will be a place to hold a picnic with your family and friends. Also, the pavilion will provide an area out of the hot sun when the pool is open. We have needed an area where our children can enjoy a snack when visiting the pool.



Thanks again for allowing me to serve as your President for the last three years. I hope all of you have a safe and enjoyable 2007.

Rick Franks
President

Welcome to the 2007 Board of Directors

Congratulations to the newly elected LCHOA Board of Directors:

*Jennifer Breland—President
Jeff Thompson—Vice President
Charlie Conklin—Secretary
Mike Lunsford—Treasurer
Margo Sitgo—Member At Large
Tom Stanbury—Member At Large
Elizabeth Woodfin—Member At Large*

The Board was elected at the February 5th Neighborhood Meeting as well as through proxy votes that were submitted. The next meeting will be held on **March 11, 2007 at 4:00 P.M.** Following meetings for 2007 will be held on the second Sunday in May, July, September, and November.

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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

Starla Wilkins - Children's Activities
823-7127
starlawilkins@bellsouth.net

Finance

Vacant

Lake

Jeff Thompson
444-9043
jstbuild@aol.com

Legal/Covenant

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

Pool/Tennis Courts/Clubhouse

Charlie & Pam Conklin
987-0144
charliepapabear@aol.com

Covenant Corner

LC Covenants are in place to deal with any unsightly homes or deteriorating conditions that are ongoing problems. The LC Covenants will be reviewed and revised. Until they are complete, any current problems can be reported to **Steve Braswell**, business manager at 987-9392. Once the Covenant review is complete, a plan will be established to handle those issues in the future.

The LC Covenants have been recorded with the city, but need to be incorporated. Because

Awtrey did not file incorporation papers, the LCHOA will undertake this responsibility. Work is currently underway on the process. Once that is complete, the revisions will begin and a procedure for enforcing them will be determined. Watch for information about a neighborhood meeting in the next few months to discuss the covenants.

Mike Lunsford is chairing the Covenant Committee. If you are interested in being a part

of this committee, please contact **Mike** at 982-8361.



Architectural Review Committee (ARC)

The newest LC committee being formed is the Architectural Review Committee (ARC). As of Jan. 1, 2007, Awtrey turned this responsibility over to the Homeowners' Association. At least five volunteers are needed to serve on this committee and will work under the leadership of the Board of Directors. Issues that the ARC will review include the cosmetics of homes in the neighborhood, remodeling issues, fences, etc., that are submitted by residents and already approved by the City of Hoover. The Board would like this committee to include residents who have expertise in the areas of construction, architectural design, etc. Two members are already in place. If you are interested in joining this committee, please contact one of the Board members to submit your name.

Pool Committee

During the pool's off-season, a new pool cleaner will be ordered to help keep the pool in good shape throughout the summer. A quote is being obtained to increase the size of the parking lot and to re-stripe it.



The security guard from last summer will be rehired for this summer. He will work the same hours as last year and have the same responsibilities. The check-in system

seemed to take care of the overcrowding problem and keep those out of the pool who didn't belong.

Pool Monitors are needed for the 2007 pool season. Applicants must be at least 16 years old, know how to swim, have their own transportation, and own a cell phone. Interested applicants should call **Steve Braswell** at 987-9392.

New Pavilion

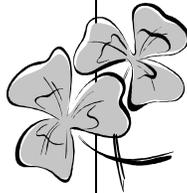
Construction of the new pavilion will begin shortly and be completed by early April, weather permitting. This will allow time to make sure landscaping is completed before the pool opens in May.

The pavilion will match the architecture of the existing clubhouse. It has been suggested to light the pavilion on the same schedule as the pool. The electricity will be run on a timer so people do not congregate their during all hours of the night.



Lake Committee

Awtrey dredged the lake as promised. Due to problems with the first attempt, they had to do it a second time. The LCHOA did end up incurring some of the cost to have this done. Baseline photos were taken so that the Board can monitor the effect that the construction of the new Grove development will have on the LC lake.



Christmas Decorations

New Christmas decorations were installed at all of the neighborhood entrances and around the clubhouse.

Because of the positive response, the Board will incorporate the new pavilion in the decorations next year.

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.

Landscape Committee

The landscaping company is doing a great job. The plantings from 2006 that are around the lake, are blooming well. No additional expenditures on landscaping have been needed in the last couple of months.

Delinquent Dues

The following Homeowners are delinquent on their LCHOA dues. Their names have been turned over to the HOA attorney:

Name: Finnley, Glenn
Address: 4808 Wood Springs Lane
Owes: \$1060.00

Name: McLaughlin, David
Address: 4785 Red Leaf Circle
Owes: \$1,540.00
A court date of February 26th has been established

Lake Crest Financial Statement

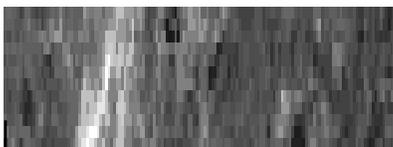
At the Annual Neighborhood Meeting, held on Monday, February 5th, the Board presented the financial statement for the neighborhood. An overview of expenses and income for 2006 and an estimated statement for 2007 was explained. For any questions, please contact **Steve Braswell** at 987-9392.



2007 Calendar Year Budget		2006	2007
		Actual	Budget
Ordinary Income/Expense			
Income			
	Homeowners Dues	251,094.94	258,720.00
	Late Payment Fee	1,000.00	500.00
	Lawn Maintenance Oakmere	15,417.02	14,520.00
	Lawn Maintenance Oakmere Town Homes		6,300.00
	Lawn Maintenance LC Town Homes	4,267.04	6,120.00
	Misc Income	990.00	1,000.00
	Misc. Club Rental	4,200.00	3,900.00
	Total Income	276,969.00	291,060.00
Expense			
	Christmas Decorations	4,128.75	1,500.00
	Cleaning Clubhouse	2,970.00	3,160.00
	Cleaning Supplies	77.80	260.00
	Contributions or Donations	200.00	250.00
	Exterminators	600.00	600.00
	Garbage	1,145.87	1,200.00
	Insurance Liability	5,913.00	6,000.00
	Worker Comp.	1,524.00	2,000.00
	Total Insurance	7,437.00	8,000.00
	Landscaping Oakmere	16,733.92	11,920.00
	Oakmere Town Homes		7,400.00
	LC Town Homes	6,960.00	8,120.00
	General Service	39,669.63	42,200.00
	Total Landscaping	63,363.55	69,640.00

Lake Crest Financial Statement

2007 Calendar Year Budget (Continued)		2006	2007
		Actual	Budget
	Licenses and Permits	150.00	150.00
	Maintenance Clubhouse	3,655.46	4,800.00
	Entrance Lights	6,306.00	3,000.00
	Fountain	1,950.00	4,000.00
	Furniture	1,685.63	2,000.00
	Irrigations	2,918.39	3,600.00
	Lake	13,253.44	8,000.00
	Pool Security	4,052.80	4,896.00
	Monitors	6,833.00	7,000.00
	Supplies	5,602.26	4,800.00
	Total Pool	16,488.06	16,696.00
	Streets	879.60	1,500.00
	Total Maintenance	47,136.58	43,596.00
	Management Fees	22,936.47	23,900.00
	Office Supplies	699.05	800.00
	Postage and Delivery	1,397.72	1,600.00
	Printing and Reproduction	648.52	800.00
	Professional Fees	800.00	1,500.00
	Repairs Bldg. & Entrances	4,253.28	10,000.00
	Real Estate Taxes	5,423.31	5,800.00
	Telephone	2,614.82	2,750.00
	Activities/Communication	7,262.51	7,000.00
	Utilities Electric Street Lights	56,937.77	61,200.00
	Gas-Clubhouse	520.73	600.00
	Gas-Oakmere	785.90	840.00
	Water	5,449.93	5,760.00
	Water-Oakmere	2,603.41	4,800.00
	Total Utilities	66,297.74	68,400.00
	Total Expense	239,542.97	250,906.00
	Net Ordinary Income	37,426.03	40,154.00
	Net Other Income	2,589.20	2,640.00
	Net Income	40,015.23	42,794.00



Speeding Notice



The Board addressed continued complaints about speeding. Excessive speeding continues to be a problem in the neighborhood. Most of those who are violating the speed limit are residents. The Board will ask the City of Hoover to provide additional patrols and monitor speeding very closely.

Four new speed limit signs were put up in The Arbors. There has been a request for the signs to have the decorative posts,

but the Board is not sure if Hoover erected the signs. The HOA does not want to incur additional cost if the signs are not permanent. The look of the signs is different from others that are placed throughout the neighborhood. Since each posts cost \$350, the Board will have to determine authenticity and if the expense is necessary.

Be Aware

There have been some burglaries and vandalism in the neighborhood. A town home and a home on Lake Crest Drive were broken into recently. The Glass Lantern in Oakmere has been broken numerous times. Please keep an eye out for questionable things going on in the neighborhood. Report any suspicious behavior to the Hoover Police Department.



Don't Forget ...
March 11
Daylight Savings Time Begins

Donated Lot

Because questions continue to arise about the status of the Awtrey donated lot, here is an update. The lot is located at Moss Creek Parkway. Originally it was suggested to use this lot for a playground for neighborhood children. Due to the widening of Moss Creek Parkway to four lanes and the open exposure, it was decided that this would not be a safe or suitable place to have children. Since the level of traffic will limit the lot's use, it was suggested to put a lighted tennis court and minimal parking there. Then put a playground in the location of the existing tennis court. This is not something that will be undertaken this year, but discussion will continue.

Something In The Air?

Some of you may have noticed a sewer smell at the entrance to LC at Highway 150. According to the Jefferson County Sewer Department, the smell comes from one of two pumping stations in the area. One is below the lake dam and the other is near the Highway 150 and I-459 interchange.

The men in the pumping station maintenance department have been asked to use deodorizers to help kill the smell. If you notice the smell in the future, please call the sewer hotline at 942-0681 and ask them to deodorize the wet well.



Communications Committee

Email Notices

Those of you who have your e-mail registered in the directory have received occasional e-mail blasts from the Board for issues of immediate importance (annual meeting reminders, upcoming notices, safety concerns, etc.). For those of you who would like to receive these notifications, please send your e-mail address to **Jennifer Breland** at jbreland@uab.edu. If you believe your e-mail address is on file, but haven't received any e-mail blasts, please resend your e-mail address to **Jennifer** to verify the correct one is on file.

Neighborhood Directory

Also, the start of a new year is the perfect time to check your listing in the Neighborhood Directory. Please make sure your current profile is up to date. If you are not listed and would like to be, 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.

Bulletin Board

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, and 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.

LCHOA
Property Manager:

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.

Activities Update

Chili Cook-Off

The neighbors who attended the Nov. 19th Chili Cook-Off had six different recipes to sample.



Attendees enjoyed tasting the various recipes along with fresh-from-the-oven cornbread. The band, Mr. Potato Head, performed again and everyone enjoyed the music.

Judges **Frank Adams**, **Shelley Rigby**, and **Rep. Paul DeMarco** had their work cut out for them. They judged the submissions on appearance, texture, and taste.

The three prizewinners were:

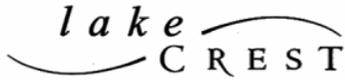
- | |
|--|
| 3 rd Place - Jody Northcutt
unique ingredient – tamales |
| 2 nd Place - David Cunningham's
white bean chili
secret ingredient – love |
| 1 st Place - Tom Stanbury
unique ingredient - black
beans instead of kidney
beans |

Christmas Party

About 75 people joined in the fun at the neighborhood Christmas Party on December 12th. Attendees who wanted to be a part of the Dirty Santa gift exchange brought a gift valued at \$20. There was plenty of food and drink to enjoy.

Watch for banners at each neighborhood entrance announcing details for upcoming events. More information can also be found on the LC website.





A community gathering, naturally.

**LAKE CREST HOMEOWNERS'
ASSOCIATION**

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

Have You Been?

Board Meetings are usually held every other month, on the second Sunday of the month. Homeowners are encouraged to attend the meetings to raise concerns or just listen to what is discussed. Watch for signs posted at each entrance announcing an upcoming meeting.

Recent concerns that have been discussed at meetings that may be of interest to you:

- With the expansion of Moss Creek Boulevard to

- four lanes, will the City remove the stone sign and the flagpole at The Arbor's entrance? Will there be a traffic light to enter and exit the neighborhood? Why is surveying being done in some neighbors' backyards?

- With Highway 150 being expanded to four lanes, what will be left as a buffer to the Lake Crest entrance? Will there be a rock retaining wall? If a retaining wall is built, will the rocks be left in place for aesthetic purposes?

- Will gating the neighborhood cut down on cut-through traffic and those who do not belong in the neighborhood?

Do you have your own questions? If so, attend a neighborhood Board meeting and hear what is being discussed.

The next meeting will be held on **March 11, 2007 at 4:00 P.M.** Following meetings for 2007 will be held on the second Sunday in May, July, September, and November .