



# Lake Crest News

## A Note From the President

### LCHOA

#### Board of Directors

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444-1400

rfranks144@aol.com

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##### Awtrey Project Manager

**Jack McDuffie**

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##### Board Member At-Large

**Marc Follmer**

982-7829

marc.follmer@compassbnk.com

##### Board Member At-Large

**David Meredith**

987-9282

dmeredith@access-bank.com

Fellow neighbors,

As we approach our upcoming holiday seasons, I hope all of you can enjoy time with your families and that it will be a safe time for all.

Well, most of our neighbors got through Ivan with minimal damage and I suspect we all were without power. Some only were out for a few hours and some of us were out for a couple of days. Our club house property lost a couple of trees but there was no other damage to our common areas.

**There is one area of attention to bring to our neighbors. Recently, we have had outgoing mail that was taken from residents' mailboxes. I want to encourage all neighbors not to place any outgoing mail in your mailboxes at night. The mail that was taken was placed in mailboxes the night before the scheduled pick up. Some of the mail it was found in the church parking lot, near our neighborhood. So we know someone had taken it from the homeowners' mailboxes.**

Our annual meeting will be held in February. I encourage all of our homeowners to make plans to attend. This is your neighborhood and you should take the time to be involved. Election of Board Members will take place at our annual meeting. Your current Board has spent many hours this year working to improve Lake Crest. Your suggestions for further improvements are always welcomed. Please review our Web page for date, time, and location.

If you have any questions regarding our annual meeting, please contact me or any of your Board Members.

I can also tell you that the City of Hoover Transportation Department has made a traffic study as to the number of vehicles moving through our neighborhood. I should be able to get the results soon. The purpose of this study was to see if there was enough traffic to allow for additional stop signs. We are looking at ways to help control the speed of traffic. Remember, the speed limit is 25 mph.

-Rick Franks  
President

## In this issue:

Covenant Corner - Pg. 2

Pool Update - Pg. 3

Communications - Pg. 2

Landscape Update - Pg. 3

Committee Chairs -Pg. 2

Lake & Legal Update - Pg. 3

Neighborhood Notes - Pg. 3

Neighborhood Activities - Pg. 4

Check out our new website: [www.lakecresthoa.com](http://www.lakecresthoa.com)

## Covenant Corner

### LCHOA Committees

The following are the Lake Crest Homeowners' Association committees and their contacts. If you have suggestions, or concerns or would like to serve on a committee, please contact the appropriate chairperson.

### Block Captains

*George Hayes*  
982-0511  
gehayes@bellsouth.net

### Communication

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

### *Michelle Berg*

824-5366  
mlberg@bellsouth.net

### Finance

*Ankur Patel*  
682-7424  
andyandpriya@yahoo.com

### Lake

*Jeff Thompson*  
444-9043  
jstbuild@aol.com

### Legal

*Marc Follmer*  
982-7829  
marc.follmer@compassbnk.com

### Pool/Tennis Courts/

### Clubhouse

*Charlie & Pam Conklin*  
982-0144  
charliepapabear@aol.com

When each of us moved into our homes in Lake Crest and the Arbors, we became bound to uphold all of the provisions of the Architectural Guidelines and Covenants. All owners should have received a copy of this document at their closing. Tenants occupying a home in our community should also be provided with this document. **If you do not have a copy of the covenants, they may be accessed on the website at [www.lakecresthoa.com](http://www.lakecresthoa.com).**

The obligation of each owner and occupant to comply with the Architectural Guidelines and Covenants is stated in several places in the Residential Declaration of Covenants, Conditions, and Restrictions. Here are a few of them for reference:

### Article VI

#### Use and Development Restrictions

#### **6.37 Enforcements and Remedies.**

This provision explains the obligation of any owner, occupant, respective family member, guests, invitees, agents, employees, or any contractors of any owner or occupant, to

abide by the provisions of this Article, which deals with such issues as trees, landscaping, fences, satellite dishes and antennae, outdoor furniture, pets, trash, signage, etc. Further, it explains the Architectural Review Committee and the Lake Crest Homeowners' Association has authority to take necessary action to correct any situation that breaches any provision of Article VI with costs paid by the owner. Remedies for breaches can be as severe as foreclosure.

### Article XII

#### Miscellaneous Provisions

#### **12.06 Binding Effect.**

This provision explains that all the terms and provisions in the Architectural Guidelines and Covenants are binding upon each owner, occupant, mortgagee, respective heirs, etc.

Be sure to consult the Architectural Guidelines and Covenants if in doubt about whether or not something you want to do with your home or on your property is appropriate in our community.

## Communications

- There are signs located at each entrance listing the neighborhood web address: **[www.lakecresthoa.com](http://www.lakecresthoa.com)**. Periodically other signs are posted at these locations for other neighborhood news, such as board meetings, all-neighborhood meetings and activities.
- The neighborhood directory is available on line, by accessing the website. Information was compiled from the forms neighbors completed and returned. Please check the website for accuracy. Changes or additions can be made by completing the form on the website. If you are not listed and want to be included, you may fill out the form found in the directory section of the website. Updates will be applied once a month.
- A box outside of the clubhouse will contain a limited number of copies of the newsletter for anyone unable to access the website.
- Please remember to access the neighborhood website as a resource for community information, such as current and past issues of the newsletter, neighborhood activities, covenants, forms, and contact information for the property manager, board and committee heads.

## Neighborhood Notes

- There have been complaints about speeding through the subdivision. Please observe the posted limit.
- Oakmere Carriage homes and The Townes townhomes are being built on the land located between Lake Crest and The Arbor's.
- The City has inspected the lots with bad silt fences and action will be taken.
- **REMINDER:** Board meetings are the second Monday of the month. All residents are invited to attend.
- Traffic wires were put out to determine if a four-way stop sign was needed at the intersection of Lake Crest Dr. and Crystal Dr. The determination has not yet been made.
- **There are 12 delinquent homeowners owing dues. They have been turned over to Small Claims Court. Homeowner dues for 2005 will be mailed out Jan. 1, 2005 and are due upon receipt. If you have any questions on this, please contact Steve Braswell, the lake Crest Homeowners' Association Property Manager.**

## Pool Update

- The pool was covered on September 30<sup>th</sup>. It was decided to let both pumps run throughout the year so the Association does not have to purchase so many chemicals in the spring.
- The holes in the pool will be patched instead of resurfacing to prevent stubbed toes.
- Next year, the Board will consider purchasing new pool furniture.

## Landscape Update

- A committee will be formed to oversee the neighborhood landscaping. If interested in being a part of this group, please contact **Rick Franks** at rfranks144@aol.com or at 444-1400.

## Lake Update



- Some subdivision land will be used for the widening of Hwy. 150.
- Grass carp and 20,000 shad were dumped in lake. A pump has been installed and the fountain is now working. No beavers have been found.
- Awtrey has agreed to dredge the lake when construction is complete.

## Legal Update

- No meeting date has been set, due to the lack of volunteers. If interested in being a part of this committee, please contact **Marc Follmer** at marc.follmer@compassbnk.com or at 982-7829.
- This committee is responsible for setting up a nominating committee for the 2005 Board elections.

**Lake Crest  
Homeowners Association  
Property Manager:**

**Steve Braswell**

Please submit neighborhood questions or concerns in writing 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

**\*Written submissions can be dropped in the locked mailbox located next to the pool gate or mailed through standard mail.**

**Neighborhood Chili Cook-Off**  
**Sunday, November 21, 2004**  
**2:00 p.m.**

**Does a steaming bowl of chili  
on a cool night sound great?**  
**Do you make a mean bowl of chili?**  
**Put your talent to the test!**

On Sun. Nov. 21<sup>st</sup> Lake Crest is introducing the first Neighborhood Chili Cook-Off. Chefs and aspiring cooks from the neighborhood are encouraged to participate. The Chili Cook-Off will begin at 2 p.m. at the Clubhouse.

**Cooks are asked to register in advance by stopping by the Property Manager's office. Cost to participate is \$5 in advance and \$10 the day of.**

Chili should be brought in a crock-pot to the Clubhouse the day of the event. For those who want to sample some wonderful cuisine, the only admission is an appetizer to share. Beer and wine will be provided. Work is under-way to have celebrity judges select the first, second and third place winners. For more information contact **George Hayes** at 982-0511 or via e-mail at [gehayes@bellsouth.net](mailto:gehayes@bellsouth.net).

**Lake Crest Holiday Party**  
**Thursday, December 9, 2004**  
**7:00 p.m.**

The Holidays are right around the corner and so is the Lake Crest Holiday Party on December 9<sup>th</sup>, beginning at 7 p.m.

**Each attendee is asked to bring a wrapped gift, between \$10 and \$20, for the Dirty Santa gift exchange.**

**Please bring an appetizer to share.**

More information can be found on the Lake Crest website or by contacting **George Hayes** at 982-0511 or via email at [gehayes@bellsouth.net](mailto:gehayes@bellsouth.net).



## 2005 Calendar of Events for Neighborhood Activities



**January – Polar Bear Swim**

**February – Mardi Gras Party**



**March – Crawfish Boil**



**April – Easter Egg Hunt for Kids and Adults**

**May – Summer Kick-Off and Pool Opening Party**



**June – Wine & Cheese Party**

**September – NCAA Kickoff Party**



**October – Halloween Fun**