



Lake Crest News



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A Note From the President

Fellow neighbors,
How quickly the summer has gone by. I hope many of you had the opportunity to enjoy our pool and lake.

As you have seen our neighborhood is in it's final stage of development. Lake Crest Drive is now finally completed. With our completed streets, we will see an increase in our traffic. Please obey our speed limit of 25 m.p.h. and do not park on the street. We want to make our streets safe for our neighbors.

I ask that each of you abide by our covenants. We have seen improvements such as fewer cars parked on the streets. We will continue to bring attention of those that are not abiding by the covenants.

Our Board encourages your attendance in our monthly meetings. This is a good opportunity for your input in how we can improve our neighborhood. Our Board has worked very hard these last few months getting up to speed with all the decisions to be made for our neighborhood. Over the next three months we will be working on our budget for 2005. Also, please remember that our Board members are all volunteers and it does require a good amount of their time. I do not want to forget our com-

mittee members either as they have filled important roles in our success this year. I encourage each one of you to get involved.

I would like to let each of you know that Steve Braswell is our new Property Manager as of August 2nd. Steve is one of our neighbors and I encourage each of you to meet him.

One point of interest that many of you may have, where is our fountain for the lake? The reason for the delay is back ordered parts. Hopefully we will have our fountain back in service very soon.

I hope each of you enjoy our news letter as a communication tool. If you have any issues or questions for our neighborhood, please let Steve Braswell or any your Board members know about it.

-Rick Franks
President

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Covenant Corner

LCHOA Committees

The following are the Lake Crest Homeowner's 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

Please remember that we have covenants for a reason. Please abide by them. Highlighted below are some of the covenants that have been violated recently.

When you bought your home, you legally agreed to pay the homeowners association dues that would be collected by the homeowner's association. Covenant 8.04 **Computation of Annual Assessments**, states, "Notwithstanding anything provided to the contrary in this Declaration, the annual assessment for each Lot and Dwelling in the development (including any Lot or Dwelling forming any part of the additional property) for the approximate three (3) year period commencing on the date hereof and continuing until and including December 31, 1994, shall be Four Hundred Eighty and No/100 Dollars (\$480.00) per annum per Lot or Dwelling in the Development. The foregoing shall not limit or restrict any special assessments levied pursuant to Section 8.05 below (with the approval of a majority of the Owners as provided therein) or

any individual Assessments levied in accordance with the provisions of Section 8.06 below."

See the covenants posted on the website or your paper copy for further information.

Additionally, covenant 6.22 **Pets and Animals**, states that not more than two (2) dogs or cats (or a combination of one dog and one cat) may be kept and maintained on a Lot... No pet shall be allowed to make an unreasonable amount of noise or become a nuisance... Dogs and cats shall not be allowed to roam unattended within the development; all dogs shall be kept and maintained within fenced or walled areas on a Lot or Dwelling, as approved by the ARC, or otherwise under leash. Pets shall not be permitted to leave excrement on the Lot or Dwelling of any other Owner or within any street or any portion of the Common Areas and the Owner of such pet shall immediately remove the same.

Communications

Directory

* A rough draft of the directory is in place. If you are still interested in having your information located in the Lake Crest Neighborhood directory, please submit the following information to Jennifer Breland at jbreland@uab.edu or on the website at www.lakecresthoa.com.

**Name, Spouse's Name,
Address, Phone, E-mail, and
Children's Names and Ages.**

Newsletter

* The newsletter will now be posted electronically on the Lake Crest website, www.lakecresthoa.com. A hard copy can be picked up from the Property Manager's office located in the Lake Crest Clubhouse.

* Any questions or comments about the newsletter can be directed to Jennifer Breland at jbreland@uab.edu or Michelle Berg at mlberg@bellsouth.net.

Website

* The website, officially up and running, is a great resource for community information. At www.lakecresthoa.com, you can find the current as well as past issues of the newsletter, announcements for upcoming events, articles of interest to the residents, the neighborhood directory, necessary forms, neighborhood covenants, and contact information for the board and committee chairs. Let us know what you think. Your feedback is appreciated.

Miscellaneous Information

- * **Don't forget, the Board will meet on the second Monday of every month.**
- * At the October board meeting a local policeman will speak about the neighborhood watch program.
- * Lake Crest Drive is OPEN! A board member will be meeting with city officials about traffic issues.
- * A police representative spoke about unauthorized vehicles on the street at the last board meeting. There is no parking on Hoover city streets, per the city ordinance.

- All vehicles driven on the street must have a tag, break lights, turn signals, and insurance.
- * An officer patrols Lake Crest every day. There is also an officer living in the Arbors.
 - * Electric scooters should be driven on the sidewalks and not the street.
 - * There are many dogs and cats running loose in the neighborhood. Please make sure your pet is secured.

Pool, Clubhouse, and Tennis Court Update

Clubhouse

- The clubhouse usage fee is \$35. A \$150 returnable deposit must be paid upon reservation.
- Clubhouse hours are:
Monday - Thursday: until 11:00 p.m.
Friday - Sunday: until 1:00 a.m.
To book the clubhouse, please call the property manager.

Pool Hours will be:

- Friday - 10 a.m. - 10 p.m.
- Saturday - 10 a.m. - 10 p.m.
- Sunday - 10 a.m. - 9 p.m.

Pool

- * Beginning September 1, the pool will ONLY be open on weekends.

****Pool monitors have returned to school, so volunteers will be helping with the pool. If you are interested in helping, contact Charlie Conklin at 987-0144 or via email at charliepapa-bear@aol.com. If there are not enough volunteers available, the pool will be open only on weekend during the hours listed above.**

Lake Update



- * The lake pump and the fountain will be replaced.
- * A beaver update: one has been caught. Although the traps are out, there has been no additional activity. It appears that the beavers are moving downstream. The measures being taken should help rid the lake of any beavers upstream.

- * Three hours of electroshock will be performed to remove smaller fish from the lake. They will be relocated to Lake Cyrus.
- * SE Pond Management gave the board an update on the lake's grass problem and how to manage it. It will take another spraying and the grass will be evaluated.
- * The fish habitat is good. More shad should be stocked this fall according to SE Pond.

New 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.**

