



Lake Crest News

LCHOA Officers and Board of Directors:

President**Rick Franks**

president@lchoa.com

Vice President**Margo Sitko**

vicepresident@lchoa.com

Secretary/Treasurer**Shelly Terry**

secretarytreasurer@lchoa.com

Board Member**Vacant****Board Member****Vacant****Board Member****Vacant****Board Member****Charlie Conklin**

cconklin@lchoa.com

Board Member**Mike Rickman**

mrickman@lchoa.com

From the President

By the time you all have received this newsletter, Christmas will have come and gone. I hope all of you had a safe and joyous Christmas.

We have three Board Member vacancies and I hope you will consider getting involved to help us continue to improve Lake Crest. In the year of 2011, we will be considering our long-term plans and need your input.

Your Board Members do spend a considerable amount of time to help keep Lake Crest beautiful. I would like to give a special thanks to Jody Northcutt as she has done a great

job in her new role as Business Manager, replacing Steve Braswell.

I ask that you make a special effort to attend our Annual Meeting, February 7th, at the Lake Crest Presbyterian Church.

Thanks for all of your support and I look forward to more of you being involved in 2011.

Rick Franks,
President
Lake Crest HOA

2011 Annual Lake Crest Homeowners' Meeting

Monday, Feb. 7, 2011**7:00 p.m.****Lake Crest Presbyterian Church
560 Lake Crest Dr.**

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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

Tricia Farris - Newsletter
979-5872
plfarris@bellsouth.net

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

Lake

Jeff Thompson
444-9043
jstbuild@aol.com

Legal/Covenant

Randy Guttery
guttery@charter.net

Pool

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

Be a courteous neighbor

When walking your dog, please make sure to remove and properly dispose of any waste.



Covenant Committee Activity

The Covenant Committee has completed its review of our Covenant Declaration, and the time is near when each of you will be asked to review and vote on adoption of the proposed revisions. In mid-January your Sector Coordinator will hand-deliver a small package of the suggested revisions to you including the following letter. For your convenience a downloadable copy of the revisions will be posted at www.lakecresthoa.com alongside the existing Covenant.

To: LCHOA Members
From: LCHOA Covenant Committee

Last spring the LCHOA Board of Directors announced a list of needs and priorities for Lake Crest in 2010-2011. Heading that list is the goal of producing a more useful and enforceable Covenant to guide our efforts. In August, a 12-person Covenant Committee was appointed with representatives from each part of Lake Crest to begin that task. Their work has resulted in the attached Declaration revision proposal package for your examination and vote, either in person or by proxy, at the annual meeting on February 7, 2011.

Our existing Covenant is made up of three parts. The Declaration is by far the largest of the three and describes the responsibilities of each LCHOA member and the conduct and care of our neighborhood. The second and third portions are the Articles of Incorporation and the By Laws, and they describe the manner in which the LCHOA as a Corporation is to operate.

The Covenant Committee wishes to assure you that the proposed revisions in the attached package create no more restriction on each LCHOA member than the wording of the existing Declaration. In fact, the whole intention of this revision is to make our Declaration more flexible, understandable and enforceable.

This package contains only the pages of the Declaration, Articles of Incorporation and By-Laws on which changes are proposed. The proposed verbiage changes will be indicated via color-coding.

Reading this revision proposal will only take a few minutes. We urge you to do that now; and remember to mark, sign and mail the included proxy as soon as possible. If you are able to attend the annual meeting and vote in person, the proxy will be returned to you at the meeting. The proxy may also be dropped into the mailbox outside the Club House office.

Whichever you choose, our Association needs your support and your vote. If you have questions regarding the revisions, please e-mail guttery@charter.net with the subject, "Covenant Question", and one of the Covenant Committee will answer.

Randy Guttery
Covenant Committee Chair



Applications Now Being Accepted for Vacancies on Lake Crest HOA Board

Applications are now being accepted for three vacant positions on the Lake Crest Homeowners' Association Board. Board members serve a three-year term. Duties include attending six to 10 meetings per year, depending on neighborhood issues; enforcing and abiding by Lake Crest covenants and by-laws, and acting in the best interest of the neighborhood. To qualify, board members must own and live in a home in Lake Crest and be current on all HOA dues. Homeowners' dues for the past year are refunded to board members after their first year of service. To qualify for that refund, the board member must have attended 75 percent of all Lake Crest Board meeting for the preceding year.

To apply for a board position, please send a brief resume, including information about your family and the length of time you have been a Lake Crest homeowner, to lchoa@bellsouth.net. Please include Board Member Application in the subject line. Applications must be received by Feb. 1, 2011.

New Payment Options for Homeowners' Dues

Please be advised of these payment options for 2011.

We are accepting Credit Card Payment this year.

Homeowner Dues of \$480.00 can be paid by check or money order and are due to the HOA by January 30, 2011. Invoices were mailed January 1, 2011.

If you wish to pay your dues using Pay Pal, there is an processing fee of 2.9% plus a \$.30 transaction fee added to your total amount.

Delinquent Dues Notice

Brogdon, Robert and Michelle	1140 Hibiscus Dr.	\$580.00
Duncan, Natalie K.	645 Whitestone Way	\$1,040.00
Juliano, Jasper and Sheree	980 Lake Crest Parkway	\$580.00
Knutson, Larry	629 Whitestone Way	\$1,040.00
Parson, Aaron and Kris	608 Lake Crest Dr.	\$1,160.00
Roddam, Craig	5179 Lake Crest Circle	\$580.00
Swanson, Richard A.	4769 Red Leaf Circle	\$1,740.00
Tobin, Nancy E.	4873 Crystal Circle	\$580.00
Wang, Ting	5127 Lake Crest Circle	\$580.00
Total	\$7,880.00	

Please be aware that per Lake Crest By-laws and Covenants, you are not allowed to vote in neighborhood elections, attend community activities or use the pool, clubhouse, or any of the Lake Crest facilities if you owe past homeowners' dues. These amounts do not include legal fees. Delinquent homeowners will have a lien placed against their homes which must be cleared before selling the homes.

LCHOA
Property Manager:

Jody Northcutt

Please submit neighborhood questions or concerns to **Jody** 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 \$40 plus a \$150 damage cleaning deposit. If the clubhouse is left as clean as at the start, the deposit check is torn up. The \$40 is non-refundable if the homeowner cancels. If you are interested in renting the clubhouse, please call **Jody** at 987-9392.

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



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US POSTAGE PAID
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**LAKE CREST HOMEOWNERS'
ASSOCIATION**

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

Neighborhood Notes



- ◆ We are continuing to receive complaints about homeowners failing to pick up after their pets. When walking your dog, please remove and properly dispose of pet waste.
- ◆ Help keep Lake Crest streets safe. Please obey the posted speed limit and keep on-street parking to a minimum. By law, golf carts are not to be driven on public streets unless equipped with a license plate, head lights, tail lights and a rearview mirror. The driver must have a valid driver's license, or have a permit, and if 15, be accompanied by a licensed driver, 21 or over.
- ◆ If your mailbox has become rusted, please paint it. If you need mailbox parts, please contact O.I.W. Inc. at (205) 988-3892 .
- ◆ The Pavilion and barbecue grills are open for residents' use during normal pool hours year-round. Please do not enter the pool area. Restrooms will remain locked. Please remember to turn off the grills and remove any trash when you leave.