



Lake Crest News

LCHOA Board of Directors:

President**Jennifer Breland**

823-9264

jrbreland@email.com

Vice-President**Jeff Thompson**

444-9043

jstbuild@aol.com

Treasurer**Mike Lunsford**

982-8361

mrl@pjm-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,

I hope that all of you had a nice holiday season and your 2008 is off to a good start. As we move into this new year there are a couple of upcoming events and areas of interest that I wanted to make you aware of.

On Monday, February 4, 2008, the Lake Crest Board of Directors (BOD) will host it's annual meeting at Lake Crest Presbyterian Church at 7:00 p.m. I would like to encourage as many of you to attend this meeting as possible. We will be discussing what has taken place in the neighborhood throughout the last year, providing an opportunity for residents to express ideas or concerns that they have for the neighborhood in the upcoming year, vote on the 2008 budget, and elect those that will serve as your next BOD. A copy of the budget and a list of those running for the Board is included in the newsletter for your review. If you can't make the meeting, please visit the website at www.lakecresthoa.com to print down a proxy vote form in order to cast your vote for who you would like to elect to the BOD. Proxy forms can be dropped in the clubhouse mailbox until 5:00 p.m. on Sunday, February 3rd.

As I'm sure that many of you have already experienced, they have started the blasting process in preparing to build the new Grove development. I have heard several

residents that are very concerned about the strength of these blast and possible damage that could be done to homes in our neighborhood. Before the blasting began, notification was sent to any home within a 500 foot range of the blasting area and each home should have been checked for pre-blasting conditions. However, it seems that the blasts are being felt at a much greater distance. We have been in touch with the City of Hoover to ensure that this process is being monitored and remaining within the approved parameters set by the City. They ensure us that they are keeping a close watch and will continue to do so throughout the process. If you have concerns about what is going on with this project and the way that it is affecting your home, I would encourage you to contact the City and/or the blasting company to make them aware of any problems.

As always, the Lake Crest Board of Directors is here to serve you. If you have issues or concerns that you would like for us to address, please don't hesitate to call or email any of those serving on the board and we will be happy to help in any way that we can.

I hope to see you on February 4th.

Sincerely,
Jennifer Breland



In This Issue:

Neighborhood Notes – Pg. 2
2008 Proposed Budget – Pg. 3
AL Government Issues – Pg. 4

Delinquent Dues Notice – Pg. 2
Annual Homeowners' Meeting – Pg. 4

Winter Weather Tips – Pg. 2
Pool News – Pg. 4



**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

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 Notes

- ◆ There has been a recall on certain GE appliances, due to fire hazard. You can find the most up to date details at <http://www.geappliances.com/products/recall/> or by calling 1-800-626-2005.
- ◆ Please do not leave your garbage cans visible from the streets. We want to be proud of the cleanliness of our community at Lake Crest.
- ◆ Be courteous and safe by not speeding through the neighborhood. There are children that may be out playing or neighbors exercising that are put at risk by speeding automobiles. The speed limit is 25 m.p.h. within the neighborhood. If you notice speeding, please call the Hoover police department.
- ◆ If you have a pet, please be considerate to your neighbors and pick up any waste left behind.
- ◆ Also, do not leave pets unattended. They may be a nuisance or harmful to neighbors — especially in common areas such as near sidewalks. If you notice this behavior, please call animal control. animalcontrol@ci.hoover.al.us or (205) 444-7760
- ◆ If you need mailbox parts call O.I.W. Inc. 988-3892.
- ◆ **Homeowner's Association Fees are due by the end of January.**



Delinquent Dues Notice

Following is the list of delinquent Homeowners and the amount they owe to date, including **dues, late fees, legal fees, and court costs:**

Name: Coar, Duane
Address: 5187 Lake Crest Circle
Owes: \$773.00

Name: McLaughlin, David *
Address: 4785 Red Leaf Circle
Owes: \$773.00

Name: Thomas, Roselita
Address: 4949 Crystal Circle
Owes: \$773.00

** On Sep. 6, 2007, the court ordered David McLaughlin to pay \$1,423.20, which included dues, court cost, and additional fees. The court order is public record.*

Winter Weather Tips

Birmingham Water Works and Sewer Board has issued the following tips for winter weather on their website (www.birminghamwaterworks.com). Extremely cold winter temperatures can damage your water pipes, leading to water waste and high sewer and water bills.

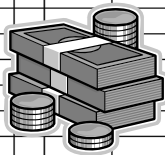
The following tips will help protect your home's plumbing from winter water damage:

- ◆ Cover all outside exposed pipes
- ◆ Check for and repair cracks in your foundation

- ◆ Leave cabinet doors open
- ◆ Leave faucets dripping slightly overnight in extremely cold weather
- ◆ Cut off water to vacant houses
- ◆ Set heat no lower than 55 degrees
- ◆ Heat outside utility rooms
- ◆ If pipes freeze, cut off main water valve

You will know the pipes have frozen if water will not come from the faucets. NEVER use an open flame to thaw pipes. If pipes at your home should freeze, consult a plumber immediately.

Lake Crest Homeowners Association		2007	2008
2008 Calendar Year Budget		Actual thru	Budget
		December	
Ordinary Income/Expense			
Income			
	Homeowners Dues	260,526.85	267,840.00
	Late Payment Fee	300.00	300.00
	Lawn Maintenance Oakmere	15,735.12	18,290.00
	Lawn Maintenance Oakmere Towns	6,836.76	8,280.00
	Lawn Maintenance Townhomes	7,114.60	9,360.00
	Misc Income	1,085.00	1,000.00
	Misc. Club Rental	4,445.00	4,100.00
	Total Income	296,043.33	309,170.00
Expense			
	Christmas Decorations	2,327.35	2,400.00
	Cleaning Clubhouse	3,300.00	3,316.00
	Cleaning Supplies	25.76	100.00
	Contributions or Donations	225.00	250.00
	Exterminators	460.00	480.00
	Garbage	1,123.38	1,200.00
	Insurance Liability	6,701.00	6,800.00
	Worker Comp	1,996.00	1,400.00
	Total Insurance	8,697.00	8,200.00
	Landscaping Oakmere	12,376.00	13,000.00
	Oakmere Townhomes	8,174.00	8,980.00
	Lake Crest Townhomes	11,350.00	9,360.00
	General Service	52,345.00	55,000.00
	Total Landscaping	84,245.00	86,340.00
	Licenses and Permits	150.00	150.00
	Maintenance Clubhouse	6,309.45	4,800.00
	Entrance Lights	21.80	500.00
	Fountain	175.00	1,500.00
	Paint Clubhouse	-	4,000.00
	Irrigation -Oakmere	3,856.00	4,000.00
	Lake	4,464.10	4,000.00
	Pool Security	9,819.00	10,000.00
	Monitors	4,168.48	4,180.00
	Supplies	7,918.00	8,000.00
	Total Pool	3,785.11	4,000.00
	Streets	15,871.59	16,180.00
	Total Maintenance	40,718.10	45,480.00
	Management Fees	201.16	500.00
	Office Supplies	23,831.86	25,500.00
	Postage and Delivery	598.52	1,000.00
	Printing and Reproduction	1,260.35	1,400.00
	Professional Fees	596.04	800.00
	Repairs bldg & entrances	3,510.95	4,000.00
	Real Estate taxes	5,269.58	6,000.00
	Telephone	5,526.40	5,800.00
	Activities /Communication	2,574.66	2,750.00
	Utilities Electric Street Lights	8,089.07	9,000.00
	Gas-Club House	61,761.11	65,400.00
	Gas-Oakmere	745.18	780.00
	Water	752.78	780.00
	Water Oakmere	3,414.32	4,800.00
	Total Utilities	2,737.88	3,600.00
	Total Expense	261,940.29	279,526.00
	Net Ordinary Income	34,103.04	29,644.00
	Net Other Income	9,445.44	10,290.00
	Net Income	43,548.48	39,934.00



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)

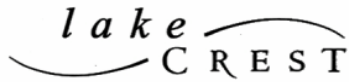
Email:
lchoa@bellsouth.net

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. 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.



A community gathering, naturally.

LAKE CREST HOMEOWNERS' ASSOCIATION

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

Annual Homeowners' Meeting

Please join the Lake Crest Homeowners' Association for the Annual Homeowners' Meeting to be held at Lake Crest Presbyterian Church on February 4th at 7:00 p.m.

All neighborhood residents are encouraged to attend and hear about what is going on in the neighborhood, approve the 2008 budget, and take part in electing next year's board of directors members.

If you can not attend the meeting, a proxy vote form will be available on the website by January 20th for you to fill out and return to the clubhouse.

The following are the 2008 candidates for the Lake Crest Homeowners' Association Board of Directors:

- ◆ Jennifer Breland - 589 White Stone Way
- ◆ Rona Hutchison - 1180 Hibiscus Drive
- ◆ Mike Lunsford - 804 Bear Trace
- ◆ Ron Newton - 689 Trumpet Circle
- ◆ Jody Northcutt - 4838 Crystal Circle
- ◆ Margo Sitko - 650 Trumpet Circle
- ◆ Tom Stanbury - 834 Bear Trace
- ◆ Elizabeth Woodfin - 1148 Hibiscus Drive



Daylight Savings time
begins
March 9, 2008

Pool News

Pool monitors are needed to work part time during the summer. You must be 16 years of age and have a cell phone and transportation. Please call 987-9392 for an application.

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.