



Lake Crest News

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Board Member

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Board Member

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mrickman@lchoa.com

From the President

I hope everyone has had a wonderful summer. It has been a busy two months. In a recent letter, I notified all homeowners regarding the U.S. Steel Realty property. The Hoover City Council denied rezoning. Many thanks to all who attended the City Council meeting. A new filtering system was installed at our pool and it certainly has improved the beauty of the pool.

At our last Homeowners' meeting on August 2, we had 37 in attendance, one of the largest numbers we have had at our meetings. I am very happy to see our neighbors interested in getting involved.

We will be working on getting updates on all homeowners regarding their phone and e-mail contacts. The purpose is for better communication and also to move ahead with the updating of the covenants. I hope you will assist those of us who are involved

in obtaining you information. Remember, the covenants are to keep the value and beauty of Lake Crest for all of us.

We are also working with some architectural firms to help us with long-term planning on how we can improve our common areas. One item which we expect to complete within the next two or three months is the continuation of our sidewalk down to the intersection of Lake Crest Drive and Preserve Parkway. We will also be installing a Lake Crest entrance marker there, similar to our other entrances.

Please advise any of your Board members with any questions or any thoughts on how we can make Lake Crest a better place for us to call home.

Rick Franks-President

Lake Crest Homeowners' Association

New Property Manager for Lake Crest

Jody Northcutt is the new Property Manager for the Lake Crest Homeowners' Association. Jody and her family are long-time Lake Crest residents, and she has been very active in our HOA, serving most recently as the Secretary/Treasurer. Jody takes over for Steve Braswell. Steve and his wife, Cathi, will be moving to Memphis to be near their soon-to-arrive grandchild. We thank Steve for his six years of hard work.

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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

Covenant Committee Activity

For the first time since development of Lake Crest was completed the way is open for LCHOA members to revise our Covenant, bringing it up to standards of 2010 needs. Past Covenant Committees have worked for years to adopt a more meaningful and enforceable Declaration for our Covenant. Our goal now is to build on and complete that work by March 1, 2011.

Why revise the Covenant? There are two major reasons:

- In the early days it was necessary for Awtrey Development to impose a very tightly worded Declaration for the LCHOA. This was required to protect Awtrey's investment during the development of Lake Crest. That verbiage, still in force today, is so restrictive that it has become an obstacle to its own intentions and enforcement. Mr. Awtrey and Mr. Cole have promised their support for any reasonable and appropriate amendment to the existing Declaration, Articles of Incorporation and By-Laws.
- Over the years as phases of Development were completed, slightly differing versions of the Covenant Declaration have been issued. We have found four or five versions in existence. The LCHOA needs to be operating under a Declaration common to every member.

Please be assured that the focus in revising the Covenant Declaration is to make it more applicable *and less restrictive* than the existing document. In short, we want to present for your approval a reasonable Covenant whose provisions are entirely enforceable. When adopted, it will allow LCHOA business to be conducted more effectively and will preserve property values and the appearance of our community.

Our Board has placed this Covenant work at the top of their 2010 - 2011 priority list and approved initiation of an improved communication approach within our membership to expedite this effort. This involves organizing Lake Crest into fifty 12-home sectors with a Coordinator for each sector. Be watching for further information on this initiative and contact from your Sector Coordinator.

Randy Guttery
Covenant Committee Chair

Be a courteous neighbor

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



Pool News



The pool will remain open throughout the month of September. We have made a number of improvements in the pool filtration system this summer in order to assure the quality and appearance of the water. Throughout the summer we have continued to receive reports of food and glass bottles in the area around the pool. These are not allowed. We have a pavilion area where you can take a break from the sun and enjoy your snacks. Similarly, no tobacco use is allowed within the pool area. Recently new signs have been posted to remind all homeowners of these rules. Please do your part to help with the upkeep of the pool so that it will continue to be an enjoyable amenity for our neighborhood.

Communications Update

The Lake Crest HOA Board has made communication with homeowners one of its top priorities.

The newsletter will remain the primary means of communication. Newsletters will be published following each association meeting to keep you up to date. Communication needs that are more immediate will be handled via an e-mail blast. To make sure you receive these e-mails, we must have your e-mail information. If you do not have an e-mail address on file with the HOA or your address has changed in the past year, please send that information to: lchoa@bellsouth.net

In addition, our Lake Crest website, www.lakecresthoa.com, has been improved, and will be updated with necessary information between newsletters. Check out the website for announcements, upcoming events, back-issues of newsletters, Board meeting minutes, and a copy of the Lake Crest covenants. Not only is the website a good source of information about HOA activities and events, it's a great way for Lake Crest neighbors to communicate with each other. Do you have furniture or other items to sell? Do you need a babysitter? Let your neighbors know by posting on the Resident Bulletin Board. Directions for posting are found on the website. The website also contains a directory of Lake Crest homeowners. Please add or correct your information if it is not up-to-date.

Are there other ways we can improve communication? Just let us know!

Delinquent Dues Notice

Brogdon, Robert and Michelle	1140 Hibiscus Dr.	\$580.00
Duncan, Natalie K.	645 Whitestone Way	\$1,040.00
Habshey, A.	5211 Lake Crest Circle	\$1,160.00
Juliano, Jasper and Sheree	980 Lake Crest Parkway	\$580.00
Knutson, Larry	629 Whitestone Way	\$1,040.00
Megginson, Nichole	4958 Crystal Circle	\$580.00
Ookeditse, Milton and Alice	570 Whitestone Way	\$580.00
Parson, Aaron and Kris	608 Lake Crest Dr.	\$1,160.00
Roddam, Craig	5179 Lake Crest Circle	\$580.00
Slatton, Don	5196 Lake Crest Circle	\$580.00
Swanson, Richard A.	4769 Red Leaf Circle	\$1,740.00
Tobin, Nancy E.	4873 Crystal Circle	\$580.00
Tudor, Sherron	664 Flag Circle	\$890.00
Walker, Randel and Deborah	Lots 60-61 Lake Crest Dr.	\$1,060.00
Wang, Ting	5127 Lake Crest Circle	\$580.00
Total		\$12,990.00

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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**LAKE CREST HOMEOWNERS'
ASSOCIATION**

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

Neighborhood Notes



- ◆ The back-to-school pool party was a big success. Our next children's activity will be a Halloween party on October 24th. Look for more details soon.
- ◆ 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 .
- ◆ Mark your calendar for the next Lake Crest Homeowners' Association meeting: Oct. 4 at 7 p.m. in the Lake Crest clubhouse.