



Lake Crest News

LCHOA Officers and Board of Directors:

President
Janie Bryant
janiebryantlchoa@gmail.com

Vice President
vacant

Secretary/Treasurer
Toni Shrader
tonishrader@gmail.com

Board Member
Felicia Brewer
feevbee@mac.com

Board Member
Lee Hood
leehood5@gmail.com

Board Member
Lisa Hoyle
hoyle@lakecresthoa.com

Board Member
Brian McCarthy
Brian.Michael.McCarthy@gmail.com

Board Member
Babs Petelos
bpetelos@charter.net

Board Member
David Schneider
schneider@lakecresthoa.com

From the President

Tick, tock, tick, tock..... Less than two weeks until Christmas! "Parties for hosting"..... and parties for attending, decorations to put up, presents to buy and wrap, quotas to hit, dinners to plan, school events, Christmas cards to send.....and the list seems to go on and on. It is so easy to get caught up in the hustle and bustle of this time of year with so many things to accomplish and only a finite number of hours and days to accomplish them. Although I got the majority of my decorating and shopping out of the way early, I still find myself struggling to find time to get it all done. My family and I will be spending a low-key Christmas at home with family and friends, for which I am very thankful. So, I challenge you (and myself) to slow down, look at the loved ones around you and remember what is truly important to you and take special time to focus on those things. Also remember, if you know shut-ins, stop in and say "hi" or invite them over. We are a blessed neighborhood, so let's be thankful for what we have and work on spreading joy this Christmas season and in the New Year!

Warm Regards,
Janie (Neal) Bryant
janiebryantlchoa@gmail.com 205-948-8844

Mark Your Calendar

Lake Crest HOA Annual Business Meeting
February 2, 2015
7 p.m.
Lake Crest Presbyterian Church auditorium

As part of the business meeting we will elect two HOA board members. A proxy form and biographical information about the board candidates will be enclosed with your 2015 annual dues letter. If you are unable to attend the meeting to vote in person, please return your proxy form no later than Friday, January 30, 2015.

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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
965-1855
jstbuild@aol.com

ARC/Covenant
Charlie Conklin
Tricia Farris

Pool



More information about community events, the Lake Crest

Covenants and Rules and Regulations, and forms to request ARC approval are available on the Lake Crest HOA website:

www.lakecresthoa.com.

New Home Construction Adjacent to Lake Crest

As you may have noticed, there are a lot of changes going on around our neighborhood, with the closest being almost in our back yard. Magnolia Grove, the new subdivision by Signature Homes, is being built on both sides of Preserve Parkway and will have a maximum capacity of 200 homes, with 50 being built on our side of Preserve Parkway behind the At Home store in The Grove shopping center.

The HOA has formed a committee to oversee this, as Lake Crest residents have many concerns about the construction and the impact it will have on our homes, lake and overall neighborhood. HOA President Janie Bryan has looked at the plans for the construction at City Hall and has requested a meeting to discuss all of our concerns and ensure Lake Crest homeowner interests are protected. The city has not yet responded with a date and time. The HOA is compiling a list of questions, including: Is the developer/builder bonded for silt runoff? Are they complying with former agreement between Lake Crest and U.S. Steel? as well as many others.

Flanagan Excavating is the contracted construction company and is working with Gamble Seismograph Service to perform pre-blasting inspections to check the current condition of homes that may be affected. Letters were left in many homeowner doors; however, if you did not receive one and you believe this construction could affect your home, please contact them at (205)631-4867, Monday- Friday, 8 a.m.- 5 p.m. and leave a message with your name, address, phone number and a convenient time to contact you.

The HOA will keep homeowners updated as we find out more information.

HOA Dues for 2015

Homeowners' Association dues notices for 2015 will be mailed in early January. Dues will remain at \$505 per home. Homes on Flag Circle, Trumpet Circle and White Stone Way that receive landscape maintenance through the HOA will have those fees included as part of their annual dues statement. A PayPal option will be available again this year.

Along with your dues notice you will also receive a request to update your contact information. Much of our homeowner communication, including this newsletter, is sent by e-mail and it is important that we have a valid e-mail address on file for each home, along with other information. Please be assured that this information will be used for HOA purposes only and will not be shared with any outside source. We have quite a few homes in Lake Crest that are rental property. If you own a rental home, we ask that you fill out the section of the contact update form related to your property, so that we can make sure all information is sent directly to you as the homeowner.

Changes in Enforcement of Rules and Regulations

One of the benefits of living in a community with a homeowners' association is the protection that the association can provide for home values. With this idea in mind, the Lake Crest HOA began monthly enforcement of the Lake Crest rules, regulations and covenants. The stated goal of this enforcement is to keep the neighborhood in top condition, benefitting all residents.

Over the past few years of enforcing the rules, the HOA has tried to strike the right balance between too much and too little contact with residents regarding rule violations. We have also tried to make our neighborhood rules and expectations fair and reasonable. We appreciate the patience of the community while we have tried to work out these kinks.

One issue that repeatedly bothers residents is when they receive letters for violations that are already corrected by the time the letter arrives. To eliminate this issue and improve record keeping overall, we are changing the procedure by which residents are alerted of issues that need attention. The new strategy is summarized below:

- Each month the management company contracted by the HOA will ride through the neighborhood and record properties in violation. No letters are sent when an issue is first detected; however, in cases that the HOA determines to need immediate attention or pose a danger to others, the HOA reserves the right to notify the homeowner immediately and require they remedy the situation.
- The following month, the driver will keep record of all violations and compare those records to the previous month. If a home has the same violation two months in a row, the resident will receive a letter asking him/her to please address the issue. No fine is assessed, but the resident will be alerted to the potential for future fines.
- During the next ride, if the same issue is recorded for the same resident, a fine will be assessed for \$100.
- Each month after that an additional \$100 fine is added until the issue is corrected.

The Lake Crest HOA fervently hopes to never assess a fine. Our overall goal is to help the neighborhood remain clean and beautiful, protecting the investments of all residents equally. We hope this approach will move us closer to that goal.

Delinquent Dues

The Lake Crest HOA would like to thank the residents for their prompt payment of their annual dues. These funds support all of the amenities (lake, trails, pool, playground, club house, etc.) and landscaping that we all enjoy in the common areas of the neighborhood.

Unfortunately, there are a few accounts that have fallen behind in payment of these dues. To bring these accounts in balance with the others in the neighborhood, the HOA has contracted the services of a collections attorney. If an account falls behind a threshold amount for dues, the attorney will contact the resident directly and ensure that the account is paid in full.

Other strategies have been tried previously, with little success. The goal of this policy is to maintain equal expectations of payment for all residents in the community.

LCHOA
Business Manager:

Jody Northcutt

Please submit neighborhood questions or concerns to 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 \$60 plus a \$150 damage cleaning deposit. If the clubhouse is left as clean as at the start, the deposit check is torn up. The \$60 is non-refundable if the homeowner cancels. If you are interested in renting the clubhouse, please call **Jody** at 987-9392.

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

Vacancies on LCHOA Board

The Lake Crest HOA is accepting applications for two board member positions. An application form is available on both the Lake Crest website and on the Lake Crest Facebook page.

To access the form on the Lake Crest website, go to www.lakecresthoa.com and click the Board Minutes/Financial tab. The application form is the first item listed under Meetings. To access the form on the Lake Crest Facebook page, look under the Files tab.

Completed forms should be submitted by Dec. 22, 2014 by email to lchoa@bellsouth.net or by mail to 581 Lake Crest Drive Hoover, AL 35226. Information about applicants will be included with the annual dues letter that will be mailed to all homeowners in January, along with a proxy form which can be used to submit your vote if you are unable to attend our Annual HOA Meeting on Feb. 2, 2015.

Pool/Playground Committee Update

The pool is currently closed for the winter and will reopen next May, 2015. Hopefully everyone enjoyed it this summer and if you have any ideas of how we can make your experience better, please feel free to let us know!

The good news is the playground is open for your enjoyment. We have fenced all around it now for everyone's safety and have included a new gate for you to enter. Also, we painted the old tennis court pavement to improve the look for the neighborhood.

We will have new signage for the playground that lists the rules as well as new signage for the pool for next year. Please adhere to these rules for the safety and overall enjoyment of these amenities.

We have completed cleaning the retention pond near the lake. This is a very labor intensive project that should improve the overall look of the pond for our neighborhood.

Finally, we are looking at upgrading our pool furniture for 2015. The existing furniture is worn out and needs to be replaced. We will be voting on this expenditure in a few weeks.



Santa Plans Lake Crest Visit

Santa will be one busy fellow on Christmas Eve. Before he and his reindeer take off in the sleigh to deliver presents for all the good little girls and boys, he'll be taking a spin through Hoover on a Hoover fire truck. According to his helpers in the Hoover Fire Department, Santa should be cruising through Lake Crest at approximately 8:30 p.m. Be on the lookout and listen for the fire truck!

Be a Considerate Neighbor

When walking your dog in our neighborhood, please remember to take a bag with you and remove and properly dispose of any pet waste. Neighbors failing to pick up after their pets is one of the most consistent complaints expressed at HOA meetings.

Volunteer Opportunities for Lake Crest Youth

In 2014, the HOA began offering select community service opportunities to youth in our neighborhood. Now we are expanding the list of opportunities in 2015 to include, but not limited to:

- Collecting trash around trails
- Collecting trash around lake
- Compile a list of shut-ins who live in neighborhood and need help (trash, baked goods, visiting, etc.)
- Assistance at Lake Crest functions (i.e.- Halloween parties, Back-to-school party, etc.)
- Cleaning around Club House (storage areas, etc.)

If you would like for your child/teen to assist in one of these opportunities, please email Jody Northcutt, property manager, at lchoa@bellsouth.net.

When community service has been completed, we will send an email with details (date & number of hours) of community service performed to you for your records.

If you know of any neighbors who are elderly and in need of help, please email Jody with this information and we will add them to a list.

Traffic Concerns

The Lake Crest HOA continues to receive complaints about speeding and on-street parking both on the Facebook page and at our bi-monthly meetings. Please be sure to adhere to the posted speed limits and stop at all stop signs. We have many walkers and joggers in our neighborhood, as well as young children who play in their yards and walk to their friends' houses, and the consequences of an out-of-control speeding car could be tragic.

Please be aware that cars parked on the street can seriously limit visibility for oncoming drivers as well as hinder two-way traffic. If you have friends and family visiting during the holidays, please ask that they park in your driveway whenever possible, and check to make sure that your guests' parked cars are not blocking a neighbors' driveway or positioned so that an emergency vehicle would find it difficult to get down the street.

Join Us on Facebook

The Lake Crest Homeowners' Association is now on Facebook! We have a closed Facebook group for the HOA to share information of interest to residents.

To join the group, type Lake Crest Homeowners' Association into your Facebook search box. When you reach the page, you will see a prompt that enables you to ask to join. We have three page administrators—Janie Bryant, Tricia Farris and Amy McCarthy—so your request should be approved quickly. By making this a group that requires authorization to join, we hope to protect the privacy of residents and minimize the amount of outside spam.

We hope that you will find this a convenient way to receive HOA news and to communicate information of interest to your neighbors. **We ask that you keep all posts and responses pleasant and constructive.**

We will continue to send out the Lake Crest News six times per year and will also post information on the Lake Crest website, www.lakecresthoa.com.