

Lakewood Meadows HOA Newsletter

December 2024

Board of Director Members:

Claudia Parcells, Bridgewater Ct.

Clint Wolf, Coleridge Place

Deb Bammel, Coleridge Place

Katie Tunca, Coleridge Place

The Lakewood Meadows email address is LWmeadowshoa@gmail.com for all communication. Please request an Architectural Review form for approval prior to making structural or cosmetic changes:

Roof replacements Expansions Fence Replacements Exterior Painting

New Web page for Lakewood Parks HOA: Lakewoodparks.com

Lakewood Meadows is only one of 7 smaller HOAs within the Lakewood Parks HOA (**LPHOA**). Please check out the new webpage for further information.

All homeowners can access this site for information concerning **LPHOA**. There is to be an additional link to Lakewood Meadows (under construction).

Mailings

First class stamps are now 73 cents each plus the paper AND the volunteer time to print, address, stamp and mail. Thus, we have asked for email addresses to cut down on the time and cost and to improve the communication between the Board of Directors and homeowners. For those of you who have chosen NOT to give us an email address, this will be your last postal mailing. Starting in 2025, you can access Lakewood Meadows information via the website set up by **LPHOA (Lakewoodparks.com)** which has a link to Lakewood Meadows email address. Any questions or concerns can be addressed through this email address.

2024 Dues

LPHOA sets and assesses yearly dues to all Lakewood Parks homeowners. From the 97 Lakewood Meadows homeowners, \$1152/ year is distributed to Meadows 1/2 HOA (< \$12/ homeowner).

Dues can be paid to LPHOA semi-annually or annually. No money is ever turned away.

There is one major area where this money is spent: **DRAINS**

DRAINS

There are two drain systems within Lakewood subdivision. One belongs to ACHD. The other belongs to Lakewood. Over the years, we have tried on many occasions to have ACHD maintain this drain system. They have refused. Therefore, maintaining the drain is our responsibility. Because the drain pipe was undersized at the time the subdivision was developed, we have had to spend thousands of dollars to clean out the drain pipe otherwise, several homeowner yards flood.

To avoid any special assessments for drain maintenance:

Please: Keep the leaves, pine needles and debris away from the curbs near your house (front and Ridgefield side). Street debris slows water flow to the drains as well as clogging the drains. It is especially important to keep debris away from the drain grates usually located at the end of each Cul-de-sac. Leaves and pine needles can be placed in your compost bin for weekly pick up. This is necessary to keep the drains flowing and avoiding increased fees to pay for drain cleanout.

The city street cleaners come only a couple of times a year; not the weekly to keep up with the leaves that fill our yards and streets in the fall.