

Lakewood Meadows HOA Newsletter

October 2025

Board of Director Members:

Claudia Parcells, Bridgewater Ct.

Clint Wolf, Coleridge Place

Michelle Duncan, 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).

2024 Dues

LPHOA sets and assesses yearly dues to all Lakewood Parks homeowners. From the 96 Lakewood Meadows homeowners, \$1152/ year is distributed to our HOA (\$12/ homeowner). Records show that Lakewood Meadows has not increased dues since before 2012 (sad to say). In order to keep up with Drain maintenance, we need start to increase revenue.

Our CC&Rs Article VII, Section 3(a):

From and after January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum annual assessment may be increased effective January 1 of each year without a vote of the membership in conformance with the rise, if any, of the Consumer Price Index (published by the Department of Labor, Washington, D.D.) for the preceding year ending July 31.

As of July 31, 2025, the CPI was 2.7% for the past 12 months. Expect your Lakewood Meadows portion of your dues to go up approx. 96 cents on January 1, 2026. Sadly, this is a drop in the bucket.

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 Lakewood drain system flowing and avoid 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.

Woodbine Apartments and Condos

For background information: In 2018, Woodbine condos and apartments signed an agreement with Lakewood Parks HOA to pay a semi annual fee to use our parks. Since 2023, they have not paid. There is an outstanding balance of \$34,987.75 including interest as of May 2025. Legal advice was hired to evaluate the situation and advise.

Woodbine offered to pay the outstanding balance plus interest to the date of payment and asked for a reduced rate going forward for the next 3 years.

After a discussion with the BOD (a representative from each of Lakewood Parks HOAs) and our attorney (Brindee Collins), the BOD responded with:

Pay the outstanding balance due with all interest and for the next 5 years, pay a reduced rate of 10% each year. As of today, they have not given a response. Our attorney will exert some pressure to settle.

We will keep you abreast of further developments.

The Lakewood Parks HOA annual meeting is Wednesday, November 19 @ 6:30 pm in the Gekeler Farms Clubhouse. I encourage all to attend to learn how your dues are spent.
