

Lakewood Meadows HOA Newsletter

April 2025

Board of Director Members:

Claudia Parcels, 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 Major Landscaping

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 concerning Lakewood Meadows.

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

News from Lakewood Parks HOA

Claudia Parcels represents Lakewood Meadows HOA at the quarterly Board meetings of the Lakewood Parks HOA. LPHOA is the umbrella HOA that tends to the parks and common areas within Lakewood HOAs (Meadows, Village, Units 8, 10, 15, 16). This is where your yearly dues are paid and portions are reimbursed to the individual HOAs.

The meeting in March 2025:

1. Parks play equipment will be inspected for needed repairs.
2. A Lakewood Landscape Committee of volunteers will be making recommendations for common area landscape needs (tree, shrub, maintenance / plantings). If interested in representing Lakewood Meadows on this committee, let me know.
3. Woodbine apartments and condos signed an agreement with LPHOA several years ago to pay a yearly sum to have access to our parks. They have failed to pay to the tune of over \$30,000. New legal representation has been hired to go after the delinquent payments.
4. Done Rite tree service trimmed up many trees along Gekeler as well as took down two severely leaning pines. This maintenance is critical to keeping the trees owned by the HOA healthy.
5. The canal road was cleared of cheat grass and goat heads last month. Keep in mind that this pathway along the canal is deemed "natural" and will not be maintained beyond that of what it is.....nature.
6. Dog waste needs to be picked up when walking the dog. LPHOA pays for waste bags and disposal cans for owner convenience. Unfortunately, there are those that think it doesn't apply to them. If you see waste, be a good neighbor and pick it up so your dog doesn't sniff it, eat it, or walk thru it.

DRAINS (yes those costly troublesome items)

The drains owned by Lakewood were inspected November 2024 (\$400). No blockage was noted between Brookshore and Coleridge. Further inspection is needed and will be requested. Again, let it be stressed **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 weekly to keep up with the leaves, needles and seeds that fill our yards and streets in the fall and spring. If you have a vehicle parked on the street, the cleaner cannot clean to the curb. Therefore, do not park under or near pine trees.

This winter after heavy rains, the Crosspoint north Cul de sac experienced heavy flooding. This is what happens when drains are not kept clear.

FINANCE

Current Lakewood Meadows bank balance is \$5949.87. Lakewood Meadows receives \$1152/ year from dues

TRASH CANS

Trash, recycle and compost bins are to be kept behind fences or in the garage. Please put out on Wednesday night or Thursday morning and take away Thursday night.

When left out, **they are an eye sore (not a good look for your property)** as well as **in violation of the CCRs.**

ACC APPROVALS required for all exterior changes

Painting: You would be wise to select colors from “exterior” paint folders. These colors have been formulated by the manufacturer to look best on the outside of a house. When interior colors from a tiny chip are chosen, those colors on the large expanse of a house under outside atmospheric conditions (sunshine, gray skies, early or late in day) can take on unexpected changes and not in a good way.

REROOFING: **See the webpage for a list of shingles that will go through a faster review and approval process:**

PLEASE PICK UP AFTER YOUR DOGS..... AND KEEP TRASH CANS BEHIND FENCE OR IN GARAGE