

Dear Homeowner,

Welcome to the neighborhood! You likely received Homeowner Association information when you purchased your new home. As your Lakewood 14 Board, we wanted to reach out to introduce ourselves and share some helpful information. Your house is located in Lakewood Unit 14 which is part of the Lakewood Parks Homeowners Association, Inc. There are 7 units in the Lakewood Parks Homeowners Association, Inc (LPHOA), including 14.

Lakewood Unit 14 is the entity that manages the local Covenants, Conditions, and Restrictions (CC&Rs). There is a small board of volunteers from 14 who are responsible for CC&R management. Board members are elected by 14 homeowners and live in the unit. They meet periodically and have an annual homeowners' meeting in the fall. The CC&Rs should have been provided to you by your realtor but if not, an electronic copy, along with other useful information is available on the website at [lakewood14.com](http://lakewood14.com)

The LPHOA that unit 14 is within, collects quarterly fees from all homeowner members. These funds are used to manage the common areas in your neighborhood, including 3 parks and the pathways connecting the parks to the neighborhood. A percentage of collected funds is returned to the seven HOA units, like 14 to use as they determine. The LPHOA also has a board made up of a representative from each unit. That board meets quarterly and has an annual homeowners' meeting in November. You can find additional information on the LPHOA at [lakewoodparks.com](http://lakewoodparks.com) or by emailing a request to [lakewoodparkid@gmail.com](mailto:lakewoodparkid@gmail.com).

Please enter your contact information at this [link](#) so that we can occasionally share correspondence or emergency notifications with you.

Also, please check out both of the websites listed above when you have a chance to learn more information on the community you are now part of. Until then, two important items to be aware of are:

1. The CC&Rs set forth a number of requirements for the exterior appearance of your home and lots. The CC&Rs require changes or improvements are submitted in writing and preapproved by the Architectural Control Committee (i.e. the Lakewood Unit 14 Board). The review process and application form are on the website. It is recommended you simply email us with your intent "I'm thinking about replacing my shingles", and let us work with you on what is permissible and what is needed. I know it sounds cumbersome, but we work hard to make it easy, and to make sure that your work does not negatively impact your neighbors.
2. We maintain a contact list for all homeowners and would appreciate it if you would email your contact info including phone and email to [lakewoodhoa10a@gmail.com](mailto:lakewoodhoa10a@gmail.com). This is for internal use for 10A/10B communication and we do not share your information externally, with 10A/10B neighbors, or with the LPHOA.

We look forward to getting to know you as a neighbor. Please let us know if you have any questions or if we can be of help.

Sincerely

Lakewood Unit 10 A/B Board