



Summer 2021

Lakewood Home Owners Association
P.O. Box 10904
Fayetteville, AR 72703

To Email LHOA (goes to president):
faylakewoodpoa@gmail.com

BOARD MEMBERS - CONTACTS:

Donn Johnson - President (409-4628)
faylakewoodpoa@gmail.com

Nick Gowen - Treasurer
Ngowen77@gmail.com

Patty Duffy - Landscape Committee
pimcduff@yahoo.com

Fran Caruthers - Architecture Control Committee
Fcaruthers26@gmail.com

Paula Johnson – Welcoming Committee
pejohns@uark.edu

ASSISTANTS:

Lauren Sandore - Secretary

LHOA WEBSITE

<https://www.faylakewoodpoa.com>

Laura Brandt - webmaster
Laura.Brandt@tyson.com

LHOA FACEBOOK PAGE

m.facebook.com/groups/lakewoodhomesHOA

To join Facebook page,
contact Joel Wood and Gina Green:
jgwood1951@gmail.com

COVENANTS / BYLAWS

Online at

<https://www.faylakewoodpoa.com/copy-of-home-owners-2>

The board enforces the covenants / bylaws via email or mail requesting that owner follow a specific covenant.

REMINDERS

City ordinances

- Within 24 hrs of pickup, move emptied trash and recycling bins out of the alley and put them in your garage or behind your fence.
- Please leash dogs and cats (***some of your loose dogs are scaring us***).
- Please pick up pet waste using the bags provided in the green pet waste stations available along the north alley by the retaining wall, by the west overflow parking lot, and by the front garden.

LHOA Website: <https://www.faylakewoodpoa.com>

- Newsletters
- Annual meeting minutes
- Architecture/Landscape Change Form

LHOA Facebook Page at

m.facebook.com/groups/lakewoodhomesHOA

To join Facebook page, contact Joel Wood
jgwood1951@gmail.com

LHOA BOARD of DIRECTORS

Contacts (see left column)

The goal of the Lakewood Home Owners Association (LHOA) board is to: serve our subdivision by developing an annual budget, paying bills, informing LHOA owners of changes in annual assessment fee, approve changes to exterior architecture and landscape, overseeing maintenance of the landscape of common areas (contracted to *The Grey Barn*) and irrigation system (contracted to *ABI Systems Advanced By Irrigation*).

ARCHITECTURAL CONTROL COMMITTEE (ACC)

If you plan to alter or repaint exterior or modify landscape, then you need to fill out the
Exterior Change Request Form

<https://www.faylakewoodpoa.com/exterior-change-application>

Email Exterior change request form with attachments:

faylakewoodpoa@gmail.com

- paint colors, or drawings of structural change or addition, or landscape modification.
The committee must review and issue owner a permit before initiating changes.

B. **Function of the Committee.** No Dwelling, Building, Structure or other Improvement shall be constructed or maintained upon any Lot and no alteration or repainting to the exterior of a Dwelling, Building, Improvement or Structure shall be made and no landscaping performed unless complete plans, specifications, and site plans showing the exterior design, height, building material and color scheme, the location of the structure plotted horizontally and vertically, the location and size of driveways, the general plan of landscaping, fencing walls and windbreaks, sewage systems and the grading plan shall have been submitted in writing to and approved in writing by the Committee prior to the commencement of construction. Once the Committee has approved the plans and specifications, the Committee shall issue a permit to the Owner authorizing to commence the construction ("Permit). A copy of the plans, specifications, and Lot plans as finally approved shall be deposited with the Committee. The Committee shall have the power to employ professional consultants to assist it in discharging its duties. The decisions of the Committee shall be final, conclusive and binding upon the applicant.

UPDATE ON ZION ROAD IMPROVEMENTS (to be completed February 2022)

(Click: [Schematics Online](#))

The Zion Road improvement project removed the sidewalk on north side of Zion Road and damaged the LHOA PVC pipes, controller wires and sprinkler heads on our side of the city right of way. At the moment, that system is not able to water along Zion Road from front garden on Lantana to the seven homes along Randal Place. ABI Systems has designed a new irrigation system to get irrigation water to the seven homes along Randal Place.

This irrigation system will be installed and working in late July, maybe sooner.

We are working with the city of Fayetteville to cover a portion of the cost of this installation.

THESE ADDITIONAL COSTS IN 2021 ARE REASONS FOR INCREASED ANNUAL DUES

- As you know, the Zion Road Improvement Project damaged the LHOA irrigation system for the Randal Place homes and along Zion Road to the front garden and Lantana. The city will install a new water meter and connect to the water line on the corner of Randal and Zion at no cost to the LHOA (YEH). Then ABI Systems will get a city permit to have a plumber install the backflow to the meter and ABI will connect the backflow to current PVC lines so we can water the front yards and tree/turf strip along Randal Place. We are not sure of the completion date. Our expected cost for ABI installation is @ \$2,600.
- Contracted a tree trimmer to remove several freeze-killed trees and hedges
- Contracted The Grey Barn and on 18 June Ace of Blades applied insecticide (only one application needed) to all arborvitae trees to prevent defoliation by bagworms. .

GARDEN CORNER AND SPRING FEVER

Contact Patty Duffy: pjmcduff@yahoo.com

SPRING PLANT REPLACEMENT OPPORTUNITY In 11 June, Patty Duffy worked with LHOA owners to have The Grey Barn remove dead (freeze killed) hedges and shrubs and replant (owners paid reasonable amount for plants). The Grey Barn suggested other plants that were more winter hardy than those shrubs and hedge varieties that were killed by -20 F this past February. If you have dead hedges in your front yard, you can contact Patty Duffy to see when The Grey Barn will remove / replace them.

DEAD TREES AND FREEZE-KILLED HEDGES REMOVED

On June 15, Patty contracted a company to remove at least 8 dead or nearly dead trees in front yards throughout Lakewood. In addition, they removed two big, freeze-killed hedges: one in alley to the west of 2479 Frontier Elm and the other to the east of 2623 Frontier Elm along Canna. There may be a couple other freeze-killed shrubs/hedges removed in the alley behind E. River Birch. There are still a few front yards in Lakewood with freeze-killed hedges, shrubs, and diseased plants. Last Friday, many of these freeze-killed and diseased shrubs and hedge plants in Lakewood front yards were removed/replaced by The Grey Barn for a reasonable price to owner. Patty is talking to some owners that missed this opportunity last week and will get estimates from The Grey Barn to remove/replant dead hedges and shrubs to more winter hardy hedge plants or shrubs (contact Patty Duffy - pjmcduff@yahoo.com).

BAGWORMS ALERT

On 16 June, we saw several arborvitae trees in our Lakewood subdivision with many newly hatched bagworms feeding on foliage.

On Friday June 18, The Grey Barn had Ace of Blades spray all arborvitae trees, cyprus shrubs and other susceptible plants with only one application of insecticide to kill bagworm larvae and prevent defoliation.

Plants attacked by bagworms include evergreens such as juniper, arborvitae, cedars, cypress, pine, hemlock, and spruce. Broadleaved plants that may be attacked include apple, basswood, black locust, boxelder, elm, honey locust, Indian hawthorn, maple, various oaks, persimmon, sumac, sycamore, wild cherry, willow, and azalea. Check online for more information on bagworms:

[Bagworms in Arkansas | How to identify and treat for bagworms \(uaex.edu\)](http://www.uaex.edu/extension/entomology/bagworms/)

You can be a second pair of eyes and check for bagworms on your trees. Let Donn Johnson or Patty Duffy know if you see a live bagworm infestation.

Email: faylakewoodpoa@gmail.com

- **Need Volunteers to tree trim** - The maple trees along Randall Place need trimming of dead branches. This may be an opportunity to volunteer. Let Patty know if you have 15ft tree trimming pole and/or willing to help trim trees.
- **Irrigation**: sprinklers are set to water shortly after 12:01 am on Monday, Wednesday, Friday and Saturday. The circle garden and two houses (2522 & 2530 Frontier Elm) get watered at 11:30pm on M / W / F / Sunday. Let us know if your yard is too dry or too wet and Donn can adjust the watering duration.
- **Armadillos**: The Board wants to minimize worm digging damage by armadillos this season. Check around ornamental pampas grass clumps for presence of armadillo burrows. If detected, call Patty Duffy and she will work with owner to fill burrows. A couple owners offered to let us use a trap to capture armadillos and they will release critters elsewhere.

The Grey Barn - contracted tasks this summer include:

- Mowing and Cleanups
 - 28 TIMES (usually on Wednesday afternoon) - Mow, Trim, Edge, Blow (some weeks during the growing season we tell Grey Barn that grass doesn't need mowing)
 - 2 TIMES - Debris Removal Leaf Clean-ups
- Horticultural Services
 - In June or July - Prune Shrubs and Small Trees (<15 ft)
- Turf Applications Services
 - 5 TIMES - Turf Applications (Weed Control and Fertilization)

ABI Systems Advanced By Irrigation contracted tasks this year include:

- In June, ABI completed the Annual Certification of subdivision's 11 Backflow Prevention Devices (*required by city*)
- Late-June - annual summer scheduled system check-up (adjust for summer drought)

Options to Improve Watering by Sprinkler Head: *talk to Donn (409-4628) if you plan to:*

- need sprinkler nozzles capped off
- spray pattern adjusted
- add 6" height extension (\$4.20 each 6" extender, up to 12")
- If you hire a landscaper, they can move your irrigation nozzles to improve watering effectiveness, *but let Donn know where it was moved*

Remember: If you dig in your yard and break an LHOA irrigation line or sprinkler head, then you will need to pay ABI or someone to repair it (@ \$94/hr. labor plus parts).

List of Painters and Handymen (submit other names to Donn):

Online: <https://www.faylakewoodpoa.com/copy-of-covenants-by-laws-1>

Contractors: Philip Vanhook (479-225-8085; philipvanhook@yahoo.com)

Ronnie Narx (479-531-0934)

Russ Hutchison (479-283-5519)

Porch/Deck Repairs: anyone have a reputable person???

Railings: Razorback Ironworks (479-444-0045)

Electricians: Bob Bulloch (479-841-3825)

John Welkley (479.409.9502 John.welkley@welkley.com)

Heating/AC/Plumbing: Mayes Plumbing & Heating (479-751-8839)

Painters: Marquez Painting - Baldo (479-387-5316)

Scott Wahl (479-409-0806)

CertaPro (479-587-1250)

Audio/Visual: Larry Baker (Sound Advice Home Theater)