



July 2020

BOARD MEMBERS

Donn Johnson - *President*

Tom Green - *Treasurer*

Ted Brumbelow – *Architecture  
Control Committee Chair*

Patty Duffy – *Landscape  
Committee Chair*

Jackie Gammill - *New Owner  
Contact*

OTHER OFFICER

Lauren Sandore - *Secretary*

EMAIL BOARD MEMBER  
[board@faylakewoodpoa.com](mailto:board@faylakewoodpoa.com)

TREASURER

[treasurer@faylakewoodpoa.com](mailto:treasurer@faylakewoodpoa.com)

ARCHITECTURAL CONTROL  
COMMITTEE

[ACC@faylakewoodpoa.com](mailto:ACC@faylakewoodpoa.com)

LANDSCAPING

[landscaping@faylakewoodpoa.com](mailto:landscaping@faylakewoodpoa.com)

NEW OWNER CONTACT

[newowner@faylakewoodpoa.com](mailto:newowner@faylakewoodpoa.com)

**FROM THE BOARD**

The LHOA is always striving to better serve our neighborhood, increase community involvement and update owners. For information on LHOA Covenants, Bylaws, Exterior/Landscape change request form, etc., please visit the Lakewood HOA neighborhood website:

[www.faylakewoodpoa.com](http://www.faylakewoodpoa.com)

**NEIGHBORHOOD NEWS**

**Donn Johnson, LHOA President**

**Email: [board@faylakewoodpoa.com](mailto:board@faylakewoodpoa.com)**

I have been walking the neighborhood to meet as many of you as possible. Let me know if you have questions about the recent board suggested improvements to your home or landscape:

Donn Johnson, President

Email: [board@faylakewoodpoa.com](mailto:board@faylakewoodpoa.com)

Patty Duffy is our Landscape Committee

Chair: Email: [landscaping@faylakewoodpoa.com](mailto:landscaping@faylakewoodpoa.com)

Jackie Gammill, Chair new owner contact

In June 2020, the most frequent suggested improvements from the 89 house/landscape reviews conducted by the board included:

- weathered mailboxes and exterior light fixtures in need of spray of gloss black paint or to be repaired (if recently painted, then periodically wash them off); *Let us know if you want the LHOA to paint your mailbox - each owner will be charged for this work.*
- damaged or run-down gates;
- place trash/recycle bins in garage or behind fence after trash pickup Monday morning; and
- front and side landscapes in need of plant replacement or prune out dead limbs (owner expense - see Gardening 101 below)

Overall, most of you are doing well in maintaining the attractiveness of your home and landscape. Thank you.

**EXTERIOR MAINTENANCE**

**Ted Brumbelow, Architecture Control**

**Committee Chair Email:**

**[ACC@faylakewoodpoa.com](mailto:ACC@faylakewoodpoa.com)**

Get house paint colors, exterior/landscape changes approved by this committee by submitting **Exterior/Landscape Change Request Form** (available on LHOA website).

Many of you have or will get hail damaged roofs replaced. Make sure the new shingle color is similar to the old shingle color or get approval from our LHOA (so far, no problems).

## LANDSCAPE MAINTENANCE Gardening 101 or Can You dig it?

Patty Duffy (landscaping@faylakewoodpoa.com)

Hello everyone. I hope all of you are staying healthy. I was happy to take the landscaping, irrigation reigns from our very capable gardener, Steve Saar. Thank you, Steve, for your four years of caring and nurturing our beautiful garden paradise.

Now down to business: The President of our LHOA, Donn Johnson, and I have inspected the front landscape of every home in the LHOA. We will be contacting those owners where we recorded dying and dead shrubs, hedges and roses. There are 11 residences that need a new hedge. Requiring planting of four, 3 gal. shrubs. In 1/3 of our homes, there are 80+ plants that need replacing including many infected or dead rose bushes. Owners will need to pay for buying of plants to replace dead plants in their landscape. The Grey Barn will remove any dead plant, amend soil, plant new plant that you purchase and add mulch if necessary, for cost of \$30 per 3 gal. plant. The Grey Barn said they would like a combined order for new plants they can plant at one time. Owners should submit a change request to the Architecture Control Committee for any planned change of your front landscape plants or stone wall installation The Grey Barn landscaping company provided the following recommended replacement shrubs and plant varieties:

3 gallons (\$30)	3 gallons (\$30)
Azalea	Boxwood
Barberry	Drift roses
Burford holly	Leatherleaf viburnum
Dwarf burford holly	Weigelia
Compact holly	Adagio grass

Our LHOA budget from dues pays for landscaping by The Grey Barn (mowing, trimming, fertilization, mulching, weed control), ABl irrigation, irrigation repairs and our water bill (*we need to protect the irrigation pipes in landscape – you break it then you pay to repair it*). If residents want their side yards mowed and maintained, the gates will need to be left opened on Wednesdays (at least part-way). Please do not expect The Grey Barn to lock your gate back if you keep it locked. In July, they started to mow the fescue lawns higher at 4” height to conserve water, minimize browning and prevent weed growth.

The Grey Barn: On 14 and 15 July, they trimmed hedges, holly trees, lower canopy of all trees bordering street and in front landscapes up to 15 ft height. They skipped yards where you told us not to trim because you maintain your landscape plants. On 16 July, they fertilized and applied weed control spray to turf areas. The scheduled tasks in our LHOA contract of \$39,164 with The Grey Barn include:

- irrigation turn on and plant summer annuals (April 1-May 15)
- irrigation turn off and winterize system (October 15-November 30)
- plant summer perennials (April 15)
- plant fall perennials (October 15)
- leaf removal (November)
- two debris removals:
  - removal of leaves, grasses, etc. (December)
  - removal of leaves and grasses and trim crepe myrtles (January)
- Trimming/Horticultural Services (May 1-September 30):
  - 28 times - **Wednesday afternoon** - mow, trim, edge turf, blow, and remove debris
  - 5 times - apply fertilizer and weed control to turf
  - Twice - prune shrubs and small trees up to 15 ft height
  - Once – install mulch (from January-March)

ABI Irrigation (subcontracted with The Grey Barn): ABI repaired most of the broken or leaking irrigation sprinkler heads and pipes at cost of \$3,800. In early mornings (11:45 pm to 2 am) of Monday, Wednesday and Friday, the sprinklers will pop up above ground to water LHOA front landscapes and lawns with between 1/4"-1/2" water. The LHOA expects to pay a water bill of \$10,000 this year to maintain landscape. To conserve water (lower our bill), we owners to inform LHOA of broken or non-functioning irrigation sprinklers and pipe leaks.

Where are your sprinkler heads?

Most houses have five or six sprinkler heads located approximately at: one on each front corner of front porch slab, on either side at the top of front steps and on either side at the bottom of the steps by common sidewalk. Check soil under mulch in your front beds to make sure it is moist after scheduled irrigation. We are finding that sprinkler heads at corners of the front porch are often overgrown by the tall ornamental grass or blocked by hedges. You can prune the bottom of these plants to improve spray pattern of each sprinkler. If you need help call us (Patty or Donn).



**The pest of month:** look for bagworms defoliating your trees, especially arborvitae trees (see picture to left). If found, they need to be sprayed now. Call Patty Duffy for suggested spray materials.

Status Of Maple Trees On Randal Place:

Tree Climbers LLC sprayed a scale insecticide on trunks of maple trees on 17 July to control the gloomy scale that was weakening and killing several branches (\$680 total). This approach should prolong maple tree life.

**NEW OWNER CONTACT**

**Jackie Gammill, Email: [newowner@faylakewoodpoa.com](mailto:newowner@faylakewoodpoa.com)**

Jackie is composing a letter to inform new owners about our LHOA.

Go introduce yourself to our new owners at:

2656 Randal Place

4368 Canna Lane

2482 Zion Road

**Note:** Homeowners who visit the website for the first time will have to register to gain access to the 'HOMEOWNERS' section. Contact the Board with questions: [board@faylakewoodpoa.com](mailto:board@faylakewoodpoa.com)

Lakewood Subdivision Homeowners Association P.O. Box 10904 Fayetteville, AR 72703

**A Friendly Reminder:** In an effort to keep our neighborhood beautiful, let's all try to keep the areas that are viewable to the public clean. i.e. picking up trash in yards, unused kid's toys, repairing damaged exteriors, etc. Also, banners and flags are only acceptable when hung from a pole attached to a column or house structure. Please do not hang banners from balcony railings.

**LHOA Bylaws that state:**

- Elections are in several months, so a reminder: no commercial or political signs are allowed in yards (can be put inside in windows)
- No vehicles or trailers parked on grass or no parking zones. **Trailers cannot be parked anywhere except in one's garage.**