



Spring 2022

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)

Patty Duffy - Landscape Committee

Fran Caruthers - Architecture Control Committee

Paula Johnson - Welcoming Committee

Tom Green - Treasurer

ASSISTANTS:

Lauren Sandore - Secretary

LHOA WEBSITE

<https://www.faylakewoodpoa.com>

Laura Brandt - webmaster

LHOA FACEBOOK PAGE

m.facebook.com/groups/lakewoodhomesHOA

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

The goal of the Lakewood Home Owners Association (LHOA) board is to: better serve our subdivision; budget for and oversee maintenance of the landscape and irrigation system/water usage; update owners via quarterly Newsletters about board activities, expenses; promote being neighborly; and motivate owners to maintain homes, mailboxes (gloss black paint) and landscapes.

ANNUAL LHOA OWNER MEETING

MAY 5, 6 PM at SW Parking Lot by 2450 Zion

2022 BOARD APPROVED LHOA BUDGET

In January, you should have received email requesting payment of Annual LHOA dues of \$800 by 31 March (\$75 late fee thereafter).

This will allow the board to cover some expected expenses for landscaping, irrigation water, and irrigation system repairs, and dead tree removal and stump grinding

SPRING IS ALMOST HERE

In April, each home owner will receive a *Board Review & Suggestions for Your House* noting the following items as either "OK" or recommend improvements: *visible house number, mailbox, siding/trim/bricks, downspouts, leaves clogging gutters, fence/gate, garage/front porch light fixtures (correct style), balcony, only 1 TV dish allowed, wood steps, vehicles parking on grass, visible trash can/recycle bin, yard erosion*

OWNER CONTACT INFORMATION

The LHOA board maintains a list of LHOA home owner contact information (address, email, and cell phone) in case of emergency. Each January, the Board uses owner email or mailing address to request payment of annual dues and forward files of LHOA Newsletters.

EXTERIOR/LANDSCAPE CHANGES

Making changes in paint colors for house/trim/wood fence, or changes to exterior or landscape? Get LHOA Board approval of changes by submitting **Exterior/Landscape Change Request Form** (see LHOA website)

Quick response or call Donn at (409-4628)

CONTENTS IN LAKEWOOD HOA WEBSITE: www.faylakewoodpoa.com



January 2022 Analytics Highlights faylakewoodpoa.com site

SITE VISITS = 36

NEW VISITORS = 73

RETURNING VISITORS = 27

TOP TRAFFIC SOURCES Sessions by Google 17, Direct 17, Yahoo 1, Yandex 1Note:

New homeowners who visit the LHOA website for the first time will have to register to gain access to the 'HOMEOWNERS' section. To register, sign in with your email and any password and wait to get approval to see the **Home Owners** section.

Contact the Board with questions: faylakewoodpoa@gmail.com

LAKEWOOD 2021/22 END OF YEAR FINANCIAL REPORT

By Tom Green, LHOA Treasurer (to be presented at May LHOA Annual Meeting)

- 1) We had budgeted a +\$2,749 excess receipts to expenses. We finished -\$7,176 deficit, for a \$10,000 miss on budgeting due to these major overspends:
 - \$3,922 legal fees to appeal Large Scale Improvement Project to east of LHOA
 - \$3,980 irrigation repair due to damage by Zion Road Improvement Project
 - Even though irrigation is overspent, good job by Donn Johnson to not spend even more with all the damage to the irrigation system caused by Zion Project
 - city of Fayetteville paid \$2,600 and installed a new water meter at 2618 Randal Place allowing homes along Randal Place to be irrigated after late July
 - \$1,508 Grey Barn contract, due to me missing a payment last year and it falling in this years expenses.
 - minor overspends in Admin, mail outs, social, water, and tree trimming
- 2) Good job by Patty Duffy managing homeowner landscaping improvement purchases at no additional cost to LHOA.
- 3) We start the 2022 year with a \$6,000 balance, and project end of year at \$7,100.

LANDSCAPE MAINTENANCE

Contact Patty Duffy: faylakewoodpoa@gmail.com

Call 811 FREE call-before-you-dig to locate buried utilities (cables or electric lines)

Request a Locate at least two business days before you plan on digging in landscape or Go to www.callbeforeyoudig.org.

FRONT GARDEN:



LHOA will request permission from owner to schedule removal of dead shrubs or trees. Grey Barn trimmed the pampas grass in mid-February and mulched the front yards and gardens in mid-March.

LHOA ANNUAL LANDSCAPE/IRRIGATION CONTRACTS

Once again our LHOA contracted with The Grey Barn Landscape Company and ABI Systems to complete several tasks (and they are):

- January - remove leaves, trim down ornamental grasses and trim crepe myrtles
- March - install mulch
- April/October – plant colorful annual flowers in both the front and circle gardens
- 28 times in summer - mow, trim, and edge all grass areas, blow and remove debris
- April - install 12 irrigation backflow valves and program 10 controllers for frequency and duration of watering each zone (range of houses, turf/tree street strips, turf areas)
- June – certify that all 12 backflow devices are functioning

Only a couple minor irrigation repairs are planned in 2022. However, LHOA owners should report to Donn (409-4628) all irrigation line leaks, and alert Donn if your front yard gets too little or too much irrigation water. Donn will schedule ABI to make repairs and adjust watering duration or adjust/replace sprinkler head.

Our LHOA is waiting for Zion Road Project to be completed before contracting ABI to redesign and repair the damaged irrigation system between Zion Road and E. River Birch Dr., either side of Lantana Lane including the front garden, turf and river birch trees.

NEW HOME OWNER CONTACT

Paula Johnson, Email: faylakewoodpoa@gmail.com

We hope to continue to distribute a *Welcome basket* to new home owners.

REMINDERS:

City ordinances:

- 1) No parking of vehicles on grass in alleys
- 2) ASAP after Monday pickup, move trash/recycling bin from alley into garage or behind fence
- 3) Leash dogs and cats.
- 4) Please pick up dog waste in bags provided in 5 locations around subdivision.