



**Spring 2021**

**CONTACTS - BOARD MEMBERS:**

Donn Johnson – President (409-4628)  
[board@faylakewoodpoa.com](mailto:board@faylakewoodpoa.com)

Tom Green – Treasurer  
[treasurer@faylakewoodpoa.com](mailto:treasurer@faylakewoodpoa.com)

Ted Brumbelow – Architecture  
Control Committee  
[ACC@faylakewoodpoa.com](mailto:ACC@faylakewoodpoa.com)

Patty Duffy – Landscape Committee  
[landscaping@faylakewoodpoa.com](mailto:landscaping@faylakewoodpoa.com)

**ASSISTANTS**

Lauren Sandore - Secretary

**LHOA WEBSITE**

<https://www.faylakewoodpoa.com>

Laura Brandt - webmaster  
[Laura.Brandt@tyson.com](mailto:Laura.Brandt@tyson.com)

**LHOA FACEBOOK PAGE**

At: [m.facebook.com/groups/lakewoodhomesHOA](https://m.facebook.com/groups/lakewoodhomesHOA)

To join Facebook page,  
contact Joel & Gina Wood  
[jgwood1951@gmail.com](mailto:jgwood1951@gmail.com)

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

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

**LHOA Facebook Page at:**  
[m.facebook.com/groups/lakewoodhomesHOA](https://m.facebook.com/groups/lakewoodhomesHOA)  
To join Facebook page, contact Joel & Gina Wood  
[jgwood1951@gmail.com](mailto:jgwood1951@gmail.com)

**LHOA Mailing Address:**  
Lakewood Subdivision Home Owners Association  
P.O. Box 10904, Fayetteville, AR 72703

**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*).

**COVENANTS / BYLAWS:** available at:

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

The board has power and duty to enforce the covenants / bylaws via email or mailing a certified letter requesting that owner follow a specific covenant.

**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>

Submit completed documents to ACC (Ted Brumbelow):

- Exterior change request form with attachments: 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.

## TOWNHALL & VOLUNTEER OPPORTUNITIES – *Meet Your Neighbors*

Townhall Meetings: The board will schedule periodic outside HOA townhall meetings of owners/renters to brainstorm ways to maintain the attractiveness of our subdivision through volunteer help and meet our neighbors.

Volunteer Workdays: Any volunteers for work day on March 27<sup>th</sup> or other dates to:

- 1) Dig up and place dead and freeze-killed shrubs, hedges and trees in landscape bags for city pickup;
- 2) Remove shrubs from common property around SW parking area and turn that area into a common picnic area;
- 3) Trim back limbs touching upper porches and bundle for landscape waste pickup (no need to pay a tree trimmer)
- 4) Thank you for those that repainted their mailbox and/or sconces by last October deadline. The Board gave each owner a notice last summer that said to repaint dingy/rusty mailbox and/or sconces by last October. There are still many unpainted, *dingy or rusty* mailboxes and sconces (lights on front and side porch and either side of garage). We have a few volunteers that will assist (or instruct owners) to spray these with gloss black paint (cost for paint and labor).
- 5) Are there other tasks/needs in subdivision for LHOA volunteers?

## GARDEN CORNER AND SPRING FEVER

Contact Patty Duffy: [landscaping@faylakewoodpoa.com](mailto:landscaping@faylakewoodpoa.com)

March 14 is start of Daylight Savings Time

March 20 is the spring equinox

FREEZE DAMAGE: Many shrubs, hedges and trees may have been killed by the several days in February when temperatures remained below 0° F with a low of at least -14° F. By mid-May, most shrubs and trees will have fully expanded leaves. At that time, we can help you assess the need to prune off dead limbs or to remove a dead shrub or tree. We budgeted about \$1,000 for dead plant/tree removal. *We could save LHOA money if we get a volunteer work day to remove and bag these dead plants.*

SPRING PLANT REPLACEMENT OPPORTUNITY: Soon, Patty Duffy will circulate an Order Form for new plants that will include a list provided by The Grey Barn. This is similar to the replant opportunity the LHOA provided owners last fall. The Grey Barn usually removes dead (freeze killed) or unpreferred plants and replants with your ordered plants.

POWERWASH COMMON SIDEWALKS: Safety issue: several owners have reported their sidewalks and the common sidewalks are so moldy they become slippery. Check out the sidewalk in front of your house. As a result, our LHOA Board allocated funds and will contract Cody Patrick of *Trident Exterior Cleaning* to professionally power wash the common sidewalks in our subdivision starting in April. See his handywork on the sidewalk in front of 2596 E. Frontier Elm. *Cody also does windows* – he cleaned Patty Duffy's house windows, inside and out, by hand and they look great! His special prices are reasonable.

Owner Opportunity: While Cody Patrick is cleaning the LHOA common sidewalks, he is running a special to our owners to power wash some of your personal sidewalks, steps and driveways and will even hand wash windows (inside and out).

See Cody's special Order Form attached as the Appendix to this Newsletter.

Patty has extra Order Form Flyers.  
For more information call Cody at 479-249-0809 or  
email: titanexteriorcleaning479@gmail.com

**If interested, order by April 1<sup>st</sup>.**

Fill out Order Form and make check out to "Titan Exterior Cleaning"

Add contact information (name, address and phone number)

Mail both the Order Form and your check to our address:

**Lakewood Subdivision Home Owners Association**

**P.O. Box 10904, Fayetteville, AR 72703**

Patty will forward forms and checks to Cody so he can schedule requested cleanings.

Cody and one other helper will be doing the cleaning which will start about April 1<sup>st</sup>.

#### GARDENING NOTES:

- Patience: Due to the extreme cold in February, pray your shrubs and trees leaf out and stay healthy this season.
- Dead trees:
  - Tree Trimming/Removal: We budgeted for some tree trimming in front yards and may remove one or two dying maple trees on Randal Place (@ \$300/tree). The other maples may require volunteers to use extension pruners to remove dead limbs caused by a scale infestation (insecticide control applied in July 2020).
- Did some of your plants not flower last year? Many of our front gardens have poor soil or are rocky, so owners may need to periodically add fertilizer (noted on fertilizer container such as Miracle Grow) and/or add an inch or two of garden top soil around plants.
- In March: The Grey Barn will be adding new mulch to our subdivision trees and front yard gardens and fertilize/herbicide the common Fescue grass areas.
- Late March, turn on irrigation: Patty Duffy will let you know when irrigation is turned on (early-April) and watering schedule (sprinklers are set to water shortly after midnight). You may need a watering can or a hose to keep watering any new plants or grass seed, as needed, in between scheduled irrigation watering.
- Improving Fescue Grass Sod: Most of the subdivision has Fescue grass sod because that grass stays green most of the year. From now to early-September, you can improve your Fescue lawn (front and side yards) by sprinkling Fescue grass seed mix on bare spots or weak areas in your grass lawn. The Grey Barn recommends a grass seed blend:
  - Scotts EZ Seed Patch and Repair Sun and Shade. This is a combination mulch, seed and fertilizer, and tackifier that reduces seed wash-away for use in full sun, dense shade, high traffic areas.



- Badly Damaged Lawns: Interested owners can talk to Patty and she can contact The Grey Barn to see if they will contract with owner to prepare ground and place Fescue sod in front or side yards.

- 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 year include:

- Mowing and Cleanups
  - 28 TIMES - Mow, Trim, Edge, Blow
  - 2 TIMES - Debris Removal Leaf Clean-ups
- Horticultural Services
  - 2 TIMES - Prune Shrubs and Small Trees (<15 ft)
  - ONCE - Top Dress Mulch
  - 4 TIMES - Off Season Leaf Removals
- Turf Applications Services
  - 5 TIMES - Turf Applications (Weed Control and Fertilization)
- Annual Flowers
  - ONCE - Summer Flowers (around April 15th)
  - ONCE - Fall Flowers (around October 15th)

ABI Systems Advanced By Irrigation contracted tasks this year include:

- Late-March - install irrigation backflow devices and turn on water (start-up) and complete the Annual Certification of subdivision's 11 Backflow Prevention Devices (*required by city*)
- Late-June to July - annual summer scheduled system check-up (adjust for drought)
- October - winterization system by blowing water out of lines and removing backflow devices

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

- 1) *Want a sprinkler head turned off*
- 2) Need sprinkler heads adjusted or moved in order to more effectively water other plants in front yard (if you hire a landscaper, they can move our irrigation sprinklers to improve watering effectiveness):
  - a. *Trim pampas grass clump or low shrubs*
  - b. *Request sprinkler head be moved or raised*

**Remember: If you dig in your yard and break an irrigation line or sprinkler head, then call Donn (409-4628) to see if he can repair it. If Donn can't repair it, then you will need to pay ABI or someone to repair it (@ \$94/hr. labor plus parts).**

**UPDATE ON ZION ROAD IMPROVEMENTS** (to be completed January 2022)

(Click: [Schematics Online](#))

Report damage to our property to the LHOA Board ([board@faylakewoodpoa.com](mailto:board@faylakewoodpoa.com))

Donn is taking pictures of any damage to irrigation system along Zion Road & Randal Place. So far, the Zion Road improvement crew has fixed damaged PVC pipes and sprinkler heads.

**REMINDERS:**

City ordinances:

- 1) trash/recycling bin removal from curb into garage or behind fence within 24 hrs of pickup; and 2) leash dogs and cats Please pick up dog waste in bags provided in 5 locations around subdivision.

# SPRING CLEANING

Lakewood Subdivision has hired Titan Exterior Cleaning LLC to clean the community sidewalks in your neighborhood, not only making sure that they look great, but is also preventing potential slip hazards.



**OUR LOW PRESSURE  
"SOFT WASH" TECHNIQUES  
CLEAN AND SANITIZE  
DELICATE SURFACES WITHOUT  
THE INHERENT RISK OF DAMAGE  
THAT COMES WITH USING  
HIGH PRESSURE.**

While cleaning your community sidewalks, we are offering personal home cleaning add-on specials that include: Personal Sidewalks and Driveways, House Soft Wash, Privacy Fences, and Window Cleaning!

# Order Form

**Prices are good if order is placed before 4/1/21**

All prices include Fayetteville Sales Tax Rate of 10%

Community Sidewalks \$0

Paid for by Lakewood HOA

Short Driveway \$22 \_\_\_\_\_

Long Driveway \$55 \_\_\_\_\_

Personal Walkway and  
Stairs \$35 \_\_\_\_\_

Privacy Fence \$55 \_\_\_\_\_

House Wash \$220 \_\_\_\_\_

Interior and Exterior Hand  
Window Cleaning \$200 \_\_\_\_\_

Please check the services you would like to be preformed and attach a check for amount. All services can be preformed without the home owner's presence with the exception of interior window cleaning.

**Please Submit Payment to:**

**Titan Exterior Cleaning**

**and mail to:**

**Lakewood subdivision homeowners association**

**Post Office Box 10904 Fayetteville, AR 72703**

**For more information about our services please**

**call 479-249-0809 or email us at**

**titanexteriorcleaning479@gmail.com**