



**Fall 2021**

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

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

**BOARD MEMBERS - CONTACTS:**

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

**Patty Duffy** - Landscape Committee  
[pjmcduff@yahoo.com](mailto:pjmcduff@yahoo.com)

**Fran Caruthers** - Architecture Control  
Committee  
[Fcaruthers26@gmail.com](mailto:Fcaruthers26@gmail.com)

**Paula Johnson** – Welcoming  
Committee  
[pejohns@uark.edu](mailto:pejohns@uark.edu)

**Tom Green** - Treasurer  
[Tom.green57@gmail.com](mailto:Tom.green57@gmail.com)

**ASSISTANTS:**

**Lauren Sandore** - Secretary

**LHOA WEBSITE**

<https://www.faylakewoodpoa.com>

**Laura Brandt** - webmaster

**LHOA FACEBOOK PAGE**

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

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

**The goal of the Lakewood Home Owners Association (LHOA) Board is:**

To serve our subdivision by developing an annual budget, informing LHOA owners of changes in annual assessment fee, paying bills, approve changes to home exterior architecture and landscape, and overseeing maintenance of our landscape of common areas (*contracted to The Grey Barn*) and irrigation system (*contracted to ABI Systems Advanced by Irrigation*).

**Looking For New LHOA Board Members (Term: May 2022-May 2024)**

Let Donn Johnson (LHOA president) know if you would like to attend Board meetings. It is at these meetings that you can see what the Board does and determine if you want to be a nominee for one of three Board positions that will be open starting May 2022.

**Lakewood Board Meeting**

October 28 at 7pm (2554 E. River Birch)

**Agenda:**

- 8/19 Lakewood Board Meeting Minutes
- Review Budget/Income/Expenses – Tom Green
- 2021 LHOA accomplishments
- Removal of dead trees/limbs
- Nominating Committee for Board of Directors  
Compose Job descriptions
- Owner Suggestions (emailed to: [faylakewoodpoa@gmail.com](mailto:faylakewoodpoa@gmail.com))

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

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

## Suggestions for 2022-2023 BUDGET

1. Get annual quote from The Grey Barn for landscaping, adding perennials to gardens and pruning of dead limbs and removal of at least 11 dead trees or branches.
2. Get annual quote from ABI Systems Irrigation to adjust frequency and watering duration of watering zones before/during/after drought.
3. After Zion Rd. improvement construction is completed March 2022, get quote from ABI to repair damaged irrigation system along Zion Rd.
4. Get several quotes in 2022 and make contract for 2023 to replace capstones on north retaining wall
5. Other suggested needs that benefit the community.

## COVENANTS / BYLAWS

Available Online at

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

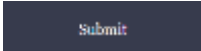
The board enforces the covenants / bylaws.

## CITY ORDINANCES REMINDERS

- Within 24 hrs of Monday trash pickup, move emptied trash and recycling bins out of the alley and put them in your garage or behind your fence.
- Leash dogs and cats.
- 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.

## Architecture Control Committee (ACC) Exterior Change Form

To submit ACC change form, follow these steps on the LHOA website:

1. click [faylakewoodpoa.com](http://faylakewoodpoa.com)
2. click ACC Exterior Change Form  
<https://www.faylakewoodpoa.com/copy-of-exterior-change-application>
3. Fill form out
4. Submit form - scroll to bottom and click  This form is emailed to [faylakewoodpoa@gmail.com](mailto:faylakewoodpoa@gmail.com)
5. Email accompanying documents like color chips / schematics / pictures to same address = [faylakewoodpoa@gmail.com](mailto:faylakewoodpoa@gmail.com)

Once it's submitted to [faylakewoodpoa@gmail.com](mailto:faylakewoodpoa@gmail.com), the LHOA Board reviews the change request and informs owner if approved (emails permit to proceed).

### Garden Corner

Contact Patty Duffy: [pjmcduff@yahoo.com](mailto:pjmcduff@yahoo.com)

- Perennial plants (\$400) were planted in the circle garden on Frontier Elm.
- Patty Duffy coordinated with The Grey Barn and LHOA owners to remove and replace over \$4,000 of shrubs killed by the February 2021 freeze (low of -20°F).
- In mid-June, bagworms were causing foliar damage, so all arborvitae/juniper trees and shrubs in subdivision were treated with insecticide (\$1,000).
- In late-June, a landscaping company was paid \$1,600 to remove freeze-killed ornamental prune trees in the front yards along Frontier Elm, grind the stumps and pulled up dead hedges in the subdivision. Several homeowners purchased and planted new replacement trees.
- During the summer heat, ABI reset irrigation controllers to water early mornings of Monday/ Wednesday/ Friday/ Saturday.
- The drought and heat during September through October 12 forced irrigation system to water daily.
- The drought ended on October 13-14 with @ 3" rain so controllers were reset to water Monday/ Wednesday/ Friday until backflows are removed on October 26.

### Irrigation System Winterized

- On October 26, the irrigation system was winterized, i.e., water was turned off at the meter, water blown out of irrigation pipes and backflow devices were removed.
- On 27-28 October, we had a good soil soaking rain of about 3 inches.

### Suggested Fall Watering

From late-October until your plants go dormant (after the first killer freeze below 26F), homeowners should watch for and water any wilting plants to increase winter survival. After each watering, be sure to turn off your outside water spigot and detach the hose from the spigot to prevent freezing the water line that leads into the house.

### Gutter Cleanout

Now is a good time to have someone check and clean out your gutters. I see leaves and pine needles in garage gutters as I walk along the north alley.

### Irrigation Repairs in 2021

In April and May, the LHOA irrigation system along Zion Rd. was damaged by the Zion Road Improvement Project during road widening and installation of the trail sidewalk. Until late-July, the irrigation system was not functional for irrigating the front yards and tree/turf strips along Randal Place and tree/turf areas along Zion Rd. from Randal Place to west of the front garden. The Board showed the city engineer that Zion Rd. construction damaged our irrigation system on our side of the right of way. The city installed a new water meter at 2618 Randal Place (cost to city @\$2,000, no cost to us). In late-July, ABI (\$3,000 cost to LHOA) fixed PVC pipe breaks, replaced a solenoid valve, hooked up irrigation system to the new water meter and began irrigating homes along Randal Place. The irrigation system along Zion Rd from Randal Place to Lantana

Lane is still non-functional due to on-going construction. In areas where the old sidewalk was removed, ends of broken PVC pipes were dug up and ends capped to stop leaks. Birch trees and turf along E. River Birch Drive were periodically hand watered. West of Lantana Lane, solenoid valves were turned on by hand to irrigate the front garden and the turf and tree/turf strip on west side of Lantana Lane. On 1 September, ABI repaired a faulty solenoid and a leak of the main PVC pipeline in front of 2530 E Frontier Elm that watered the homes from 2530 to 2408 E. Frontier Elm. ABI replaced two faulty solenoids watering street tree/turf strips on north and south side of E. Frontier Elm.

### List of Painters and Handymen

(Email other names to: [faylakewoodpoa@gmail.com](mailto:faylakewoodpoa@gmail.com))

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

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