

LAKEMONT COMMUNITY ASSOCIATION



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New Management Company - June 1st



MacPherson’s Community Management - sent all owners an introduction to our community’s new manager, **Farrah Glenn**, as well as information regarding registering with their online portal - **AppFolio**. This portal contains access to all the governing documents, Association calendar, Annual dues payment options, Design Review Board (Architectural Review) applications, and more.

Farrah Glenn can be reached at lakemont@macphersonspm.com. Phone: 425-747-5900 X143. Note - during the evenings and weekends, MacPherson's Community Management is only available for common area and property emergencies via the after-hours answering service. You may reach the after-hours answering service at 425-747-5900.



Fireworks

“Fireworks are ILLEGAL in our area.”

Information on private fireworks regulations and City Fireworks displays can be found in English, 日本語, Tiếng Việt, Español, Русский, 한국어, 繁體中文, and 简体中文.

See the [City’s Newsletter](#) for other 4th of July and community events.

To report fireworks - call 425-452-6892

Please have a safe and happy Fourth of July!

Beverage with the Board



The Board of Directors invites all Lakemont Community Members to join them at the Town & Country Kitchen for a relaxed conversation from 5:30 - 7pm on:

**Wednesday July 24th &
Thursday September 19th**

*Refreshments and food will be available for purchase and can be pre-ordered.

2024 Board Meeting Schedule

The Lakemont Board meeting schedule for 2024 (*Zoom link in the AppFolio calendar*):

August 19th at 5pm

October 21st at 5pm

November 18th at 5pm (+ Budget Ratification meeting)



Design Review Board Applications

Design Review Board (DRB) requests should now be submitted through MacPherson's Community Management's **AppFolio** Owner's Portal, under the "Architectural Reviews" tab.

Please remember the DRB meets every month on the 3rd Wednesday and materials are due by the Friday before.

If you have questions, or an emergency, please contact Farrah Glenn at lakemont@macphersonspm.com or the DRB at lakemontdrb@gmail.com.

Please Be A Good Pet Owner

Dogs **MUST** be leashed at all times (under CC&R 6.4 & BCC 8.05,030). Roaming dogs create messes in yards, parks, and playgrounds.

Please SCOOP the POOP! (**AND put the bag in the garbage**) "It shall be unlawful for anyone with custody of an animal to fail to remove any fecal matter deposited by the animal on public property or private property of another." BCC8.05.040 (& also a violation of CC&R 6.4)

Pet waste can be washed into storm sewers, most of which drain directly into our lakes. And the U.S. Department of Agriculture notes "Dog waste contains nitrogen and phosphorus, which can deplete oxygen that fish and other water-based life need to survive, as well as encourage the growth of harmful algae. It is also considered a significant source of pathogens like fecal coliform, a disease-causing bacteria." Help keep our community healthy and beautiful.

Let your dog romp at an off-leash dog park: Robinswood Animal Corral (Bellevue), Marymoor Park (Redmond), Luther Burbank Park (Mercer Island), Edith Moulton Park (Kirkland), Dog Park at Lake Park (Sammamish), Westcrest Park Off-leash Area (Seattle) or others. (See https://www.bringfido.com/attraction/parks/city/bellevue_wa_us/)

For assistance with barking or unleashed dogs in neighborhoods contact King County Animal Control (206) 296-7387. For problems in parks, contact Bellevue Park Rangers (425) 452-7225.



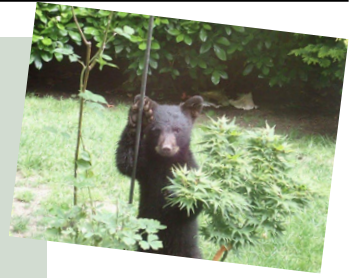
Remember - Animals Love Lakemont too!

Bears love our garbage and leaving your can out on any day other than garbage day can become a lovely dinner party for hungry bears. Unfortunately, they will spread the garbage throughout the neighborhood as well as the surrounding forested areas. There have been recent bear sightings and easily accessed garbage is what keeps them coming back for more.

Additionally, many wild animals also call this area home, including raccoons, deer, cougars, coyotes, bobcats, black bears, crows, and squirrels. Please don't feed them or leave sources of food or garbage cans available for them.

Washington Fish and Wildlife Service notes, "the number one reason for conflict, (95% of the calls to offices) is the result of irresponsibility on the part of people: Access to trash, pet food, and bird feeders." Be aware, negligently attracting bears is against the law in Washington (RCW 77.15.790-792). Please do your part to keep our community and the bears safe.

For additional information see the Washington Department of Fish & Wildlife Living With Black Bears, Cougars, and other wildlife (<https://wdfw.wa.gov/species-habitats/species/ursus-americanus#living>) and their "Living with Wildlife Fact Sheets" for more information on other animals in the area, such as coyotes, bobcats, and raccoons, and keeping small pets safe (<https://wdfw.wa.gov/species-habitats/living/species-facts>).



How to Report Incidents with Wildlife:

To report wildlife incidents or property damage go to: WDFW Wildlife Incident Reporting System: <https://wdfw.wa.gov/get-involved/report-observations> Incident reports are routed to WDFW staff based on geographic location or county of incident. WILDCOMM Communications Center: WILDCOMM@dfw.wa.gov; Call: 360-902-2936 Option 1

To report emergency or poaching Call 911 to report poaching in progress or an emergency. Call 877-933-9847 for non-emergency poaching/violation reports. Send an email to reportpoaching@dfw.wa.gov. Send a text tip to 847411 (TIP411) by entering WDFWTIP, followed by a space, and then entering your report.

To report sick, injured, or orphaned wildlife Do not touch or disturb it, please report it to WDFW. WILDCOMM Communications Center: WILDCOMM@dfw.wa.gov; Call: 360-902-2936 Option 1



2024 Lakemont Board in Action

- **Board & DRB** - Keith Watts has resigned the Board and June Campbell will fill his position on the DRB until the 2025 Annual meeting. The Board and Farrah Glenn are creating an application and election procedure for the 2025 Board elections. ***The Board thanks Keith for his dedication and service to the Board and the DRB.***
- **Monument Signs** - Farrah and the Board have been working with contractors and the police to secure and return the Association's stolen monument signs.
- **Irrigation** - Final repairs and evaluations have been completed and fine tuning/monitoring is ongoing.
- **Electrical** - Longshadow electrical repairs are completed.
- **Compliance Drives** - The majority of issues seen in June were related to lawn maintenance.
 - If you plan to address a lawn, parking strip, dead plants, or other landscaping issues that require extra time and future scheduling, please reach out to the Association Community Manager Farrah Glenn at lakemont@macphersonspm.com.
- **Mailbox Kiosks** - A couple of the boxes, framing mailbox clusters, have been repaired and the kiosks repainted.

Reminder to Owners Regarding Changes to Lots



Being an owner at Lakemont means being a part of a beautiful neighborhood, full of parks, walking trails, views, and tree lined sidewalks.

With contractors scheduling work for 2024 summer and fall projects, we wanted to remind everyone that a design review is required **before making any addition to, change of, or alteration to a Lot.**

This includes all fences, tree or shrub removals or plantings, landscaping alterations, hot tubs, play structures, air conditioners, heat pumps, patios, decks, sports courts, flagstone paths, lighting fixtures, or other changes to any portion of a Lot.

Emergency requests (leaking roofs, failing siding, falling trees, etc.) should be sent to lakemontdrb@gmail.com.

Requests can be submitted on the Community forum - [AppFolio](#) - in the "Architectural Review" tab.

Please include as much information as possible - specifics of the material(s) you wish to use, colors, plant species, detailed site plan, model, and links to websites or product specifications if possible.

The Design Review Board meets on the 3rd Wednesday of each month, at 9:30 am at the US Bank Community Room. Requests ***must*** be submitted by 5 pm the Friday before the meeting.

A Retroactive Application fee of \$350 shall be charged for work started or completed without prior approval by the Design Review Board. Payment of this fee does not guarantee your work will be approved and you may be required to remove or alter the affected work at your expense.

Construction Hours

While we know that owners and contractors are anxious to see their projects completed, we wanted to remind everyone to be respectful of their neighbors and observe the City of Bellevue permitted work hours.

Under the Bellevue City Code, noise emanating from construction sites is **prohibited** outside of the hours of 7 a.m. to 8 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturdays. No construction site noise is permitted on Sundays and legal holidays. (BCC 9.18.040.A.4)

(Note hour changes per 5/23/24 code amendment!)

Thank you!

Street Trees

The trees located in the “planter strip between the sidewalk and the street” along the front or side of a Lot, are to be maintained by the Lot owner. [DRC 7.9 (c) & 10.6(d) - “Installation and maintenance is the responsibility of the Lot Owner.”]

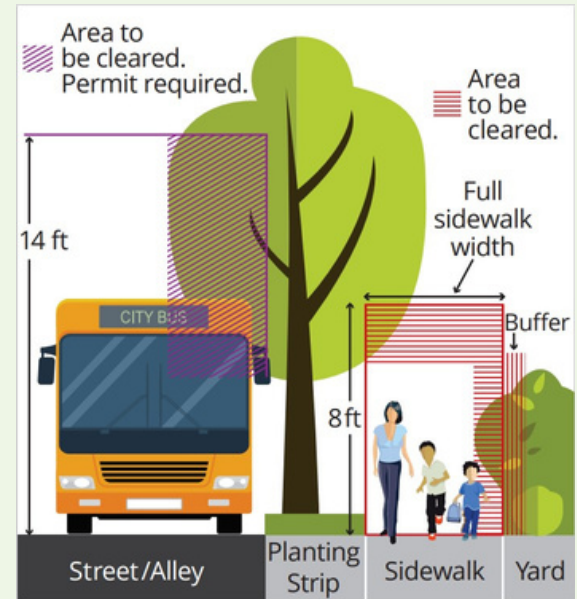
Additionally, per the City of Bellevue “Property owners are asked to help keep streets and sidewalks safe and clear for walkers and bicyclists” by trimming back tree branches and shrubs that overhang the street or sidewalk. (see <https://bellevue.municipal.codes/BCC/14.06.010>.)

The City provides this handy graphic to explain the required clearance of 14 ft along the roadways and 8 ft along the sidewalks. Additionally, all shrubs need to be kept trimmed back off the sidewalk.

We have noticed a number of street trees throughout Lakemont with suckers and branches which violate this code as they:

“obstruct or impair the free and full use of the sidewalk or street by the public . . . or which have grown or died upon any property and are a fire hazard or a menace to public health, safety or welfare are a public nuisance. It is the duty of the owner of the property wherein or whereon any such nuisance exists or of the property abutting the street wherein or whereon such nuisance exists to abate the same by trimming, destroying or removing such growing or dead growth. (1961 code § 10.20.010.)”

Please help us keep Lakemont safe, clear, and beautiful.



City of Bellevue Tree Ordinances

How are trees regulated in the City of Bellevue?

“In most cases, only **"significant trees"** are subject to permitting or retention requirements. These are currently defined as healthy evergreen or deciduous trees, eight inches in diameter or greater, measured four feet above existing grade.

In June 2022, the City Council adopted an interim ordinance establishing a permit requirement to remove **"landmark trees,"** which are significant trees 24 inches or greater in diameter (or 75 inches in circumference), measured four feet above existing grade.

Outside of a development proposal, **a permit is required to remove trees** in the following cases:

- When removing more than five significant trees in any three-year period;
- When removing a landmark tree; . . . or
- When removing more than 25% of the live crown of any significant tree.“

*Clearing and Grading Code, Chapter 23.76 BCC (<https://bellevue.municipal.codes/BCC/23.76>).
[<https://bellevuewa.gov/tree-code-update>] (emphasis added)*

Note: This final portion of the City’s ordinance applies to pollarding. “The practice of pruning trees annually to remove all new growth.”

Contact us:
Community Association Manger, Farrah Glenn: lakemont@macphersonspm.com.

Commonly Asked Questions:

Is it okay for us to leave our garbage and recycling bins in the driveway or in front of our garage?

While the Association understands that garbage cans can take up a lot of space inside your garage, they are not permitted to be visible from the Association's streets. CC&R 6.7 states that "trash, garbage, and recycling containers shall not be permitted to remain in public view except on days of trash or recycling collection." If you don't want them in the garage, tuck them into your back or side yard, out of view. But remember they also need to be secured against the bears.

What can I do about trees blocking my view?

If the trees are on your property, & not in a [Retained Vegetation Area \(RVA\)](#), you may trim them back, in compliance with City of Bellevue ordinances. If they are in an RVA, you need written approval by the City and the DRB before pruning or removal. If they are on your neighbor's property, you need to work out an agreement with your neighbor (see additional information and instructions in the Policy for Resolving Individual Residential Disputes). If they are in a [Native Growth Protection Area \(NGPA\)](#), contact the City of Bellevue - Maryann Olson (molson@bellevuewa.gov). If they are in a [Landscape Buffer area \(LBA\)](#), you need to follow the instructions outlined in the Policy for Implementing Requested Changes to the Landscape Buffer Area. All documents are accessible on My Green Condo.

We are planning on changing some of our landscaping. Do we need to get approval first?

Before starting any landscaping project, you will need to submit a sketch, drawing, or landscaping architect's plan of exactly what you are planning to change in your yard. Please be as specific as possible, including tree and shrub heights, plant varieties, and locations of installations. Requests can be submitted on the Community forum - [AppFolio](#) - in the "Architectural Review" tab.

What do we need to do if we are thinking about repainting our home?

If you are repainting your siding and trim the same colors, you do not need prior DRB approval. But if you are changing any of the colors, then you need to submit a request along with the new brand and color. The DRB meets on the 3rd Wednesday of each month and requests need to be submitted by 5 pm of the preceding Friday. Requests can be submitted on the Community forum - [AppFolio](#) - in the "Architectural Review" tab.

Can we just replace our gutters or garage doors?

If the gutters remain the same style and color, you are free to replace them. If you want to install a different gutter system or color, you need to submit a DRB request. If you are changing your garage door from a wooden paneled door to aluminum (or another material), adding windows, or changing the color of the garage door, then you need to submit a prior DRB request. Requests can be submitted on the Community forum - [AppFolio](#) - in the "Architectural Review" tab.

Who do we contact in the event of an irrigation leak, plant/tree issue, burned out monument lights, or any other emergency?

Please send an email immediately to Community Association Manager Farrah Glenn at lakemont@macphersonspm.com or call 425-747-5900 X143.

Who is responsible for the parks, trails, and the tunnel under Village Park Drive?

The City of Bellevue maintains the trails and parks within and surrounding Lakemont. They maintain the bridges, trails, walkways, and tunnel under Village Park Drive. If there is an issue with vegetation, graffiti, or irrigation, please reach out to Maryann Olson at molson@bellevuewa.gov or submit a report/request for action via the MyBellevue App or the [MyBellevue website](#).

What do I need to do to change my individual or cluster mailbox?

Each mailbox is the responsibility of the individual owner(s). All owners with boxes on a mail kiosk must agree in writing and submit a request with the approvals and an image of the chosen model to the DRB in order to change individual boxes to a locking cluster system or to change an existing locking system.

If there is a repair or damage issue with a mail kiosk, please contact our Community Association Manager Farrah Glenn at lakemont@macphersonspm.com.