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Pathway Resurfacing

Working with the Board, the City of Bellevue finished grinding, removing, and resurfacing the entire blacktop pathways on SE 55th Street & Village Park Drive during the first week of October.



The Board is currently working with the City and their contractor to identify, assess, and repair the damage to plants and hardscape along the path.



Future Newsletters

To save trees and costs, newsletters will not be mailed. They will be available through AppFolio or on the Association's Website.

MacPherson's Community Management



Our community's manager is Farrah Glenn of MacPherson's Community Management. She can be reached at Lakemont@MacPhersonsPM.com or by phone at - (425) 747-5900, x143.

Please register on their online portal - *AppFolio*. This portal permits you to see your balance, pay on line, vote for the Board of Directors in 2025, access the governing documents and Association calendar, file Architectural Review (DRB) applications, and receive emergency and necessary information. If you have lost the registration information sent in June, please contact Farrah Glenn.

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. Call (425) 747-5900.

Design Review Board Requests

Design Review Board (DRB) requests, for any change to the exterior of a house or the lot, including all fences, roofs, and painting 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 and the DRB at DRB@LakemontBellevue.net



Beverage with the Board November 21st & December 11th

The Board of Directors invites all Lakemont Community Members to join them at the Lakemont Town & Country Field House Restaurant Kitchen, Thursday, November 21st, 5:30 - 7:00 p.m.

Meet and mingle with other community members and join the Board in a relaxed conversation about our community.

*Refreshments and food will be available for purchase and can be pre-ordered via this QR code.



Design Review Board Candidates

Anyone interested in serving on the DRB should submit an email to: Lakemont@MacPhersonsPM.com, with the subject line - "DRB Candidate," and include (1) their resume, (2) an explanation of their relevant experience, and (3) their reason(s) for wanting to be on the DRB.

CC&R 3.8.1 limits the DRB to five members. Currently, there are no openings, but all information will be kept on file for review by the Board for future appointments.

Contact us:
Community Association Manger, Farrah Glenn: Lakemont@MacPhersonsPM.com.



2024 Board Meeting Schedule



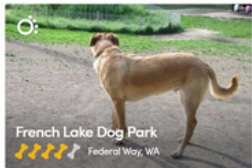
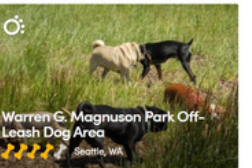
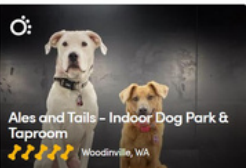
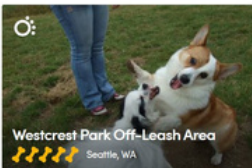
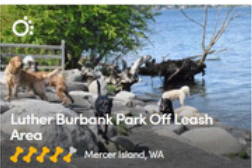
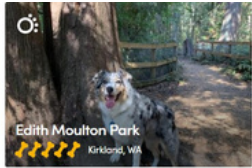
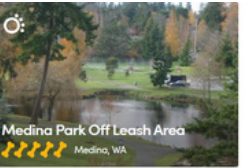
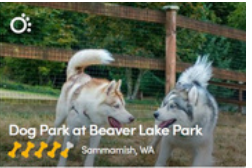
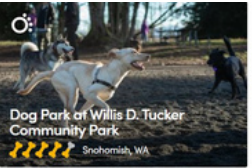
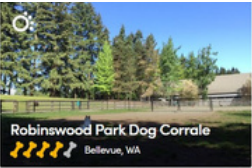
November 18, 2024

- 2025 Budget Ratification meeting at 5:00 p.m.
- Lakemont Board meeting begins at 5:30 p.m.

More information at: LakemontBellevue.net

(Zoom link in Budget Mailing and in the AppFolio calendar)

Fun For Your Furry Friends



Looking for a fun place to explore with your friend? Why not try one of the many off-leash parks available in Bellevue, Redmond, Mercer Island, Kirkland, Shoreline, Kent, Seattle, and many more.

Be sure to check out the “dog bone” ratings for all the parks in the area at: https://www.bringfido.com/attraction/parks/city/bellevue_wa_us/

Help Keep Our Community Healthy and Beautiful

PLEASE SCOOP the POOP! (and put the bag in the garbage) It is “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 (& a violation of CC&R 6.4)

Please Be a Good Pet Owner

Dogs MUST be leashed at all times (under CC&R 6.4 & Bellevue City Code BCC 8.05,030).

Roaming dogs create messes in yards, parks, and playgrounds. Not to mention scaring those afraid of dogs and are at higher risk of being hit by a vehicle.



For assistance with barking or unleashed dogs in neighborhoods contact King County Animal Control (206) 296-7387.

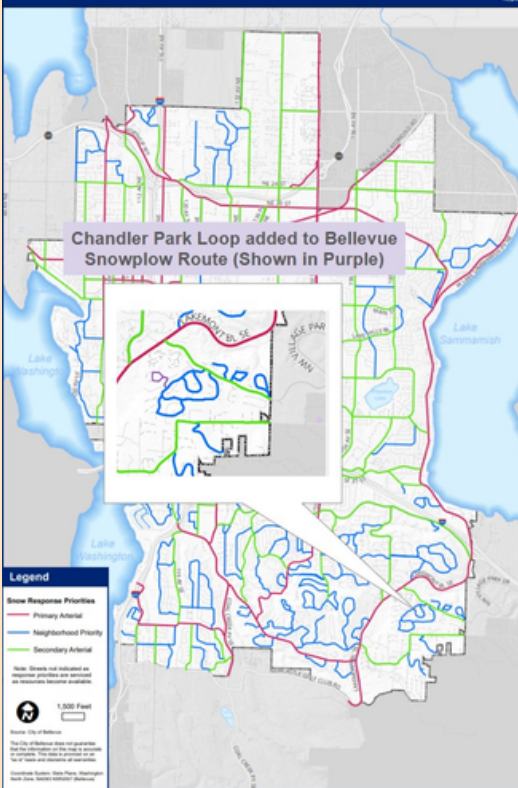
For problems in parks, contact Bellevue Park Rangers (425) 452-7225.

Lakemont Board in Action

- **Monument Signs** - The Board has bids for replacing the stolen Findley Court, Branderwood, and Longshadow signs with dark granite and gold lettering to mirror Brighton's monument sign.
- **Mailbox kiosk** - Installed post replacements on the Chandler Park fallen kiosk. It will be finished and painted shortly.
- **Irrigation** - Replacing six controllers with smart controllers like the trial one at the front monument, which saved about \$2,000 so far this year.
- **Electrical** - Chandler Park monument electrical box is repaired and the new light sensor installed.
- **Brighton Hillside** - Cleared weeds and grass from the hillside.
- **Power Washing Sidewalks** - The Board arranged for the cleaning and moss removal on 173rd Ave SE and the lower portion of SE 58th Street.
- **Branderwood Monument** - Updated the landscaping at the monument with drought tolerant perennials.



Snow Response Priorities



City of Bellevue Snow Info.

The Board thanks the City of Bellevue for adding the 36 owners in the “Chandler Park Loop” to their *neighborhood priority* plowing.

For the other 53 owners in Chandler Park along SE 56th Pl, SE 57th Pl, SE 58th Pl, and owners in Carlyle - as well as those in Branderwood, Forester, and Longshadow (which the City of Bellevue unfortunately denied *priority* plowing) - in the event of snow this winter, the Board recommends **calling the operation and maintenance support line 425-452-7840** as the fastest way to get a message to the City of Bellevue dispatch team during any weather event.

This line also works for any utilities, street (flooding), or traffic signal maintenance issue 24 hours a day year-round. Plowing assistance can also be requested **via the MyBellevueApp** or the City of Bellevue **customer assistance portal**.

Once the major roads are plowed, the City of Bellevue has smaller trucks they send into these additional neighborhoods. The City of Bellevue specifies it does NOT maintain private streets or drives.

If there is an emergency - please call 911.

Contact us:

Community Association Manger, Farrah Glenn: Lakemont@MacPhersonsPM.com.

Winter Weather



For our new residents, or those who moved in before last winter, Pacific Northwest winters can range from rainy and grey (like last year) to a few feet of snow - enough to sled and snowboard in the retention pond at the Lakemont Community Park (photo 2017).

If we get snow, it can come as early as Thanksgiving and as late as Mid-Winter break in February.

The City of Bellevue has a great website <https://bellevuewa.gov/>, which includes a **Winterize** brochure in multiple languages:

Winter Cautions:

We offer essential cautions for winter in English, Chinese, Spanish, Vietnamese, Russian and Japanese.

- [English](#)
- [繁體中文 \(Chinese\)](#)
- [Español \(Spanish\)](#)
- [한국어 \(Korean\)](#)
- [日本語 \(Japanese\)](#)
- [Русский \(Russian\)](#)
- [Tiếng Việt \(Vietnamese\)](#)



PLEASE REMEMBER:

- We live on a hill. Frosty roads and even plowed roads may have ice, snow, or slush and be very slick.
- Leave early and drive slowly - it may be hard to stop or turn.
- Have snow tires or chains for your car.
- **Please** park vehicles in your driveway instead of on the street, give the snowplows a chance.

CITY OF BELLEVUE RECOMMENDS: "IF THE STREETS ARE VERY ICY OR SNOWY, AVOID DRIVING AT ALL."

- **Report a power outage:** Please call Puget Sound Energy at **1-888-225-5773**. You can also go to **PSE** to report your outage and see PSE's outage map. Do not use generators or grills inside to heat or cook; they can cause carbon monoxide poisoning.
- **Clear sidewalks:** We ask that property owners clear the sidewalks next to or in front of their home or business.
- **Clear storm drains:** Clear storm drains near your home that are clogged with snow to prevent flooding when the snow starts to melt.
- **Sign up for Alerts:** You can receive emails or texts about emergencies and extreme weather in Bellevue. **Subscribe for Alerts.**
- **Prevent carbon monoxide poisoning:** If your electricity is out, only use a generator outside. Charcoal or gas grills should also only be used outside.

Contact us:

Community Association Manger, Farrah Glenn: Lakemont@MacPhersonsPM.com.

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.

Many other wild animals also call this area home, including raccoons, deer, cougars, coyotes, bobcats, 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>).

Contact us:

Community Association Manger, Farrah Glenn: Lakemont@MacPhersonsPM.com.



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 or

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 or

Call: 360-902-2936 Option 1



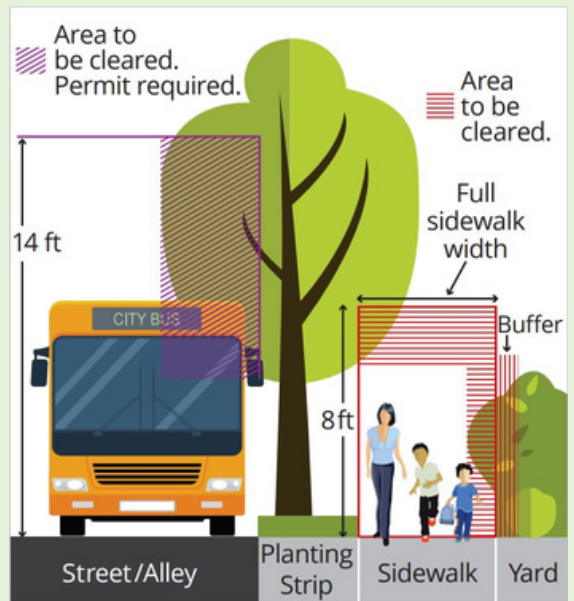
Street Trees

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 owners. [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.



Please be sure to trim back branches and suckers on and around the street trees 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.)”

City of Bellevue Tree Ordinances

How are trees regulated in the City of Bellevue? [Note: The rules changed as of July 2024]

“Removal of any trees that meet the following conditions WILL require a permit for tree removal:

- **any landmark tree.** A landmark tree is at least 24 inches in diameter (75 inches in circumference), measured four feet above the existing grade.
- **any significant trees.** A significant tree is at least six inches in diameter (19 inches in circumference), measured four feet above the existing grade.
- a tree in a *designated critical area, buffer or structure setback* (per Land Use Code 20.25H).
- a tree on commercial or multifamily zoned property
- a tree is **in a native growth protection area or a retained vegetation area** easement or tract.

see [City of Bellevue Tree Removal Requirements.](#)

In addition, see the new detailed **replanting requirements** at the *Clearing and Grading Code, Chapter 23.76,060 BCC* (emphasis added). Also note: 23.76.150 - “Every contractor or other person working **or directing work** must have a permit before and on site during work.” City of Bellevue is holding owners responsible for ensuring permits are obtained.

Contact us:

Community Association Manager, 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, **and** 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 [AppFolio](#).

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 FOR AN ASSOCIATION 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.

Contact us:

Community Association Manger, Farrah Glenn: Lakemont@MacPhersonsPM.com.