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2025 Election Information

As noted in the letter sent on February 13th, the 2025 Board of Directors' election will be held by **mail-in ballot** (with an email option - for those with an active AppFolio account), per Association Bylaw section 2.7 and RCW 64.38.120 (6).

There are three vacancies on the board to be filled.

Additional Nominations - the Board of Directors has invited Lakemont Association members to nominate additional candidate(s) for one of the three open seats. If you've lost the letter, with the form, please contact Farrah Glenn at Lakemont@MacPhersonsPM.com for a replacement form.

2025 Election schedule:

Nomination **DUE** by 11:59 PM on March 2nd.

Ballots mailed out March 7th.

Ballots must be **RECEIVED** by March 31st.

Annual Meeting April 15th, via Zoom.

Meet the Candidates Forum

Join the Board and the candidates for an in-person event to get to know and ask questions of ALL of the candidates running for election. It will be held:

March 17th from 5 - 7 pm, at:

The Lewis Creek Park Visitor Center
5808 Lakemont Blvd SE
Bellevue, WA 98006



Association 2025 Dues

Reminder - Annual Dues are always due on January 1st and late on January 31st.

The Board extends a thank you to all members who have paid their dues.

All unpaid accounts will be charged \$25 a month in late fees and any resulting interest until paid. If unsure how to pay your dues, please see page 5 below for instructions.

Zoom Board Social

Please join Board Members and fellow Association members for a casual 30-minute Zoom Social on

Thursday, February 20th
at 5:00 PM

to discuss issues and concerns about security within Lakemont.

(Zoom link on the AppFolio calendar or email Farrah Glenn - Lakemont@MacPhersonsPM.com)

Contact us:

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

Home and Landscape Maintenance for Fire Resistance

The recent fires in the Los Angeles area, with the resulting loss of many homes, are an important reminder that there are steps property owners can take to minimize the risk of house fires.

In Lakemont, we are fortunate to have a Fire Station on Lakemont Boulevard for rapid response times, as well as underground power lines. However, we do have lots of forested areas and other trees and shrubs close to our homes and the risk of fire is not just from a forest fire, but also airborne embers from sources such as firepits and illegal fireworks.

Actions we can all take to minimize the risks:

- Check [Wildfirerisk.org](https://www.wildfirerisk.org). (USDA Forest Service website) for information about wildfire risk.
- Use non-combustible roof material - such as asphalt shingles.
- Keep the roof and gutters clean of combustible debris such as pine needles and leaves.
- Use non-combustible siding materials like brick, stucco, and fiber cement board.
- Check the home for areas where embers could enter the attic or crawl space and cover those areas with mesh that would block such embers from entry.
- Do not store firewood or other flammable materials under decks or next to homes.
- Hardscape your property - driveways, walkways, patios, and pavers can be useful in adding non-combustible surfaces close to the home. Use stones for retaining walls, seating areas, steps and even as a fireproof mulch option. Professional landscapers can assist with incorporating “firescaping” into a landscape design.
- Choose fire resistant plants - check out: <https://www.gardendesign.com/plants/fire-resistant.html>.

Maintenance of the landscape is also very important.

- Limit the accumulation of dead plants, branches, needles, and leaves that could provide fuel to a fire.
- Trees and shrubs should be kept pruned and leafy plants should be prioritized over more woody plants.
- Plants also need sufficient spacing.
- If you are removing or replacing trees and shrubs, consider deciduous trees over fine-needled evergreens that have a high resin content (such as pines and junipers).
- Native species of plants can also be good choices.
- Any tall ornamental grasses or other large perennials, which die back in the winter and leave combustible dried leaves and stems above the ground, should be cut back to just above the ground at the end of the growing season.
- Lawns should be kept mowed to a height of no more than four inches.

Even mulch can help combat fire. It helps moisture-loving plants conserve water and reduces weed growth (weeds are also fire kindling). However, avoid using straw, shredded rubber, pine and cedar bark, and pine needles. Coarse-textured organic mulches, such as fresh or composted wood chips, are the least flammable organic mulches. For more detailed suggestions by Washington State University, see: <https://mastergardener.wsu.edu/resources/gardenin-g-in-washington-state/wildfire-preparedness/>.

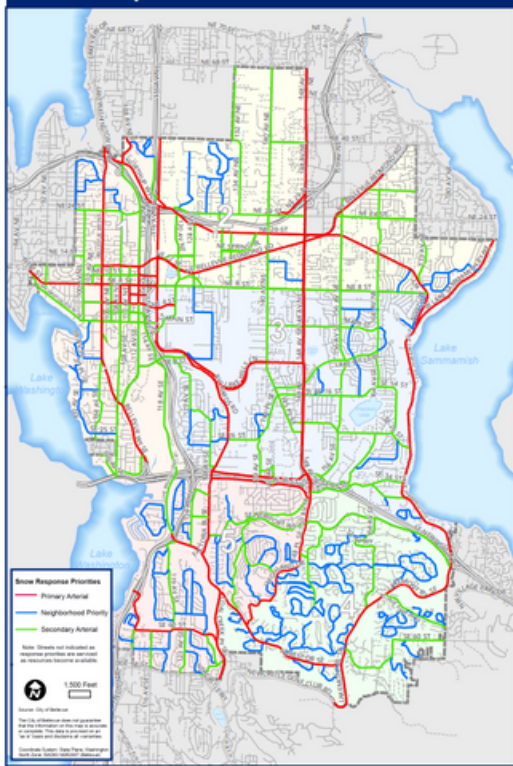
Any Lakemont homeowner who wishes to change the landscape of their home should seek prior approval by the Design Review Board (see page 5 below).

The City of Bellevue is developing a Hazard Mitigation Plan - for a variety of different hazards, including fires. Check out - <https://bellevuewa.gov/city-government/departments/fire/emergency-management/hazard-mitigation-plan>.

Contact us:

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

Snow Response Priorities



City of Bellevue Snow Info.

If we get more snow this winter, **call the operation and maintenance support line 425-452-7840** as the fastest way to get a message to the City of Bellevue dispatch team.

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 (see linked map). The City of Bellevue specifies it does NOT maintain private streets or drives.

If there is an emergency - please call 911.

You can visit <https://trafficmap.bellevuewa.gov/> to see real-time feeds from traffic cameras around the city.

Winter Weather

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*.
- The City of Bellevue recommends: **“If the streets are very icy or snowy, avoid driving at all.”**

Additionally:

- Sign up for Alerts 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 Manager, Farrah Glenn: Lakemont@MacPhersonsPM.com.

2025 Board Meeting Schedule



Annual Meeting - April 15, 2025, at 5:00 pm (via Zoom)

Board Meetings - 5:00 PM (via Zoom)

- **March 3, 2025**
- **May 19, 2025**
- **July 21, 2025**
- **October 20, 2025 and**
- **November 17, 2025**



More information at:
LakemontBellevue.net

(Zoom link on the AppFolio calendar or email Farrah Glenn - Lakemont@MacPhersonsPM.com)

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 lets you see your account balance, pay online, vote for the Board of Directors, access the governing documents and the 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**.

Lakemont Board in Action

- **Monument Signs** - The Board has secured signs and approved the bid for replacing the stolen Findley Court, Branderwood, and Longshadow signs with dark granite and gold lettering to mirror Brighton's monument sign.
- **Irrigation** - Water saving activities - six smart controllers are installed, 22 battery nodes reconnected to the main controller, and irrigation upgrades installed at the front main monument.
- **Landscaping** - Plants damaged by the City on SE 55th St have all been repaired or replaced and the community tree work is almost completed for 2025.
- **Front monument** - Approved work to rejuvenate the center landscaping, eliminating grass, removing dead plants, and installing a Japanese Maple (with beautiful fall color) and spring and summer bulbs. This work and the spring color installation at the monuments will occur when the weather warms.
- **Security** - The Board is coordinating with Overlook and Bellevue Police to identify those throwing rocks on Village Park Drive. The Board has also been discussing numerous options with security companies and the City Transportation Department.



Contact us:

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

Instructions for Dues Payments

With our new property manager, we have new payment options:

- To make an **ONLINE E-CHECK PAYMENT** FREE OF CHARGE, you may use the ALLIANCE ASSOCIATION BANK link here: <https://pay.allianceassociationbank.com/Home?cmcid=44F25454>. You will need:

THE MANAGEMENT COMPANY ID: 7641

YOUR ASSOCIATION ID NUMBER: 146

YOUR ACCOUNT NUMBER: [if you do not have this -
call (425) 747-5900 or email infohoa@macphersonspm.com]

- APPFOLIO PAYMENT:** You can make a one-time payment on-line through your AppFolio portal account. There are transaction fees for E-Checks & Credit/Debit card payments.
- CHECKS AND/OR BANK-ISSUED BILL PAYMENTS** can be mailed to:
Lakemont Community Association
c/o MacPherson's Payment Processing Center
PO Box 95756 Las Vegas, NV 89193 – 5756

Please include your name, address, and/or account number on the check for the fastest processing.

If you have any questions, please contact: MacPherson's Community Management

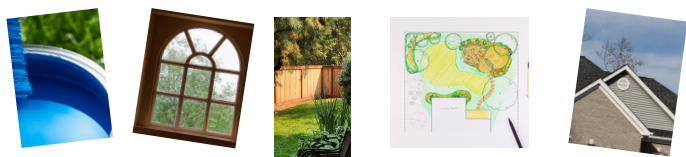
Office Phone: (425) 747-5900

Email: infohoa@macphersonspm.com.

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, windows, landscape, and painting should be submitted through MacPhersons Community Management's AppFolio 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

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.

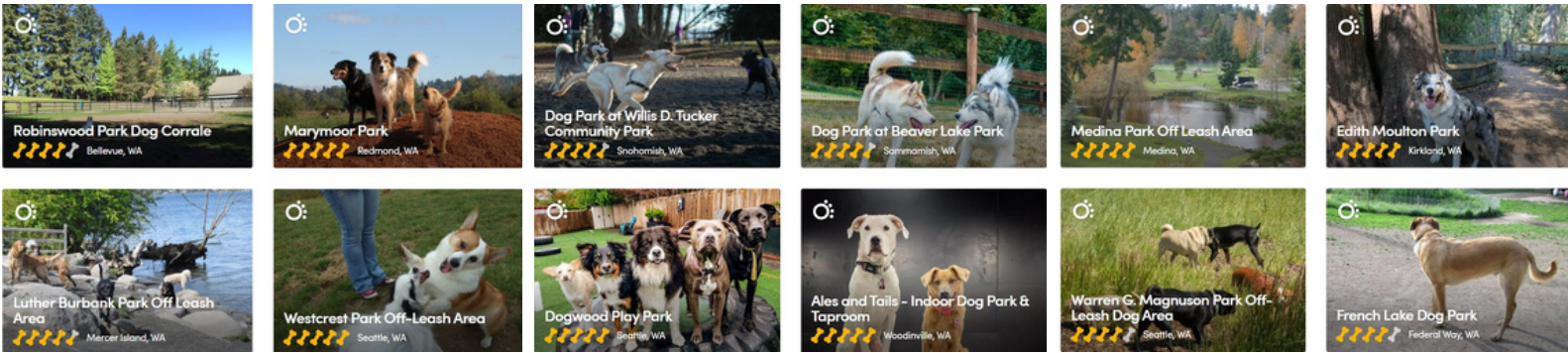
Currently, there are no openings.

CC&R 3.8.1 limits the DRB to five members. But all information will be kept on file for review by the Board for future appointments.

Contact us:

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

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/.

Check out **the NEW off-leash areas and upcoming temporary pop-up off-leash areas** at:
<https://bellevuewa.gov/city-government/departments/parks/parks-and-trails/park-guidelines/dogs-bellevue-parks#Pop-up>.

It is a violation of Bellevue City Code to allow dogs or other pets to run at large within parks, other than within City designated off-leash areas ([BCC 3.43.145](#)).

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 or parks contact King County Animal Control (206) 296-7387.

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

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



City of Bellevue Tree Ordinance

How are trees regulated in the City of Bellevue? [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 **in a native growth protection area or a retained vegetation area** easement or tract.

See the [City of Bellevue Tree Removal Requirements](#) and [City of Bellevue Permit Cost Estimator](#)

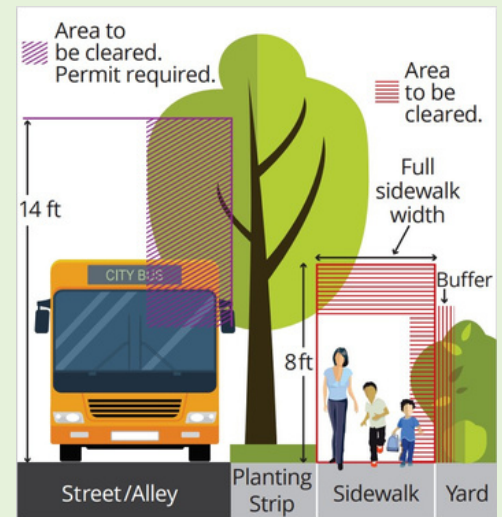
In addition, see the new detailed [replanting requirements](#) at the *Clearing and Grading Code, Chapter 23.76.060 BCC* (emphasis added). Also note: 23.76.150 - “Every contractor or other person working **or directing work** must have a permit before and on-site during work.” City of Bellevue holds owners responsible for ensuring permits are obtained.

Street Trees in Lakemont

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.”]

“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’s handy graphic shows 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 . . . 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.)”

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 Manager, 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 an 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



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 other 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 their approvals and an image of the chosen model to the DRB to change individual boxes to a locking cluster system or to change an existing locking system. Requests can be submitted on AppFolio - in the "Architectural Review" tab.

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 Manager, Farrah Glenn: Lakemont@MacPhersonsPM.com.