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2025 Board of Directors

The Board of Directors thanks **Stephen Showalter** for his six years of dedicated service to the community. He will be sorely missed.

Thank you to everyone who participated in the 2025 Board of Directors election. The new system of ballot voting was a success, with the majority of those voting having no issue with the process. We had 151 owners and 4 businesses participate in the election.

Help us welcome the 2025 Lakemont Board of Directors:

President - John Baringer
 Vice President - Mike Witthoft
 Secretary - Maria Marshall
 Treasurer - June Campbell
 Joanne Sato
 Bill Berryman
 Laurent Vernhes

Town and Country Market

Save the Date

In June, Town and Country Market will celebrate its 10 year Anniversary. Keep your eyes open for news of their celebration!

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 on line, 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**.

Important King County Announcement

Sewer Overflow Alert

A brief sewer overflow occurred on Wednesday, April 23, on the 8700 block of Overlake Drive West, releasing approximately 3,600 gallons of sewage that potentially impacted Lake Washington.

King County - Public Health recommends people and pets stay out of the water until 2:30 p.m. Wednesday, April 30. [map of impacted area](#).

Contact us:

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

Community Events in May



Celebrating Asian American, Native Hawaiian, and Pacific Islander Art

Date: May 2, 2025

Time: 6:00 PM - 8:00 PM

Email: diversity@bellevuewa.gov

Telephone: 425-452-7855

Location: City of Bellevue, 450 110th Ave NE, Bellevue, WA 98004

Description:

In celebration of Asian American, Native Hawaiian, and Pacific Islander Heritage (AANHPI) Month, the City of Bellevue and MG2 are presenting an art exhibition showcasing emerging Pacific Northwest artists. Expect to see a wide range of art that represents traditional to contemporary expressions and illuminates the culture, legacies and experiences of AANHPI peoples.

The community is invited to attend an opening reception, featuring music, food and speeches from city leaders on May 2, 6-8 p.m., at the Bellevue City Hall concourse. **Registration is requested.**



Wine & ArtWalk



Date: May 2, 2025

Time: 6:00 PM - 9:00 PM

Location: Historic Shell Station

Address: 232 Front Street N, Issaquah, WA 98027

Link: [Details](#)

A wine adventure of Issaquah's Historically Hip downtown and Olde Town galleries, boutiques, and businesses. Proceeds benefit the Downtown Issaquah Association.

Meet winemakers from some of Washington's finest wine producers. Sip, stroll, and shop around the northwest's funky Olde Town destinations. Purchase your tickets early (\$35 for 10 tasting tokens) and get a discount versus the day-of price (\$45). Wine tasters must be 21 or older.

The event is free for those who don't drink the wine but do want to enjoy fine art, crafts, live music, dance, and performance art. No dogs, please.

Ranger-led Hike at Lewis Creek Park

Date: May 3rd, 2025

Time: 10:30-11:30 a.m.

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

Description:

Join a Bellevue Park Ranger to explore the natural and cultural history of Lewis Creek Park.

Look for signs of local wildlife and learn what to do when encountering animals in the wild. Please dress for the weather and wear sturdy shoes.

Preregistration Required: Register.BellevueWA.gov.
Outdoor only.



Spring into Adventure: Lake Sammamish Outdoor Festival



Date: May 3, 2025

Time: 10:00 AM - 2:00 PM

Location: Lake Sammamish State Park. Issaquah, WA 98027

Link: [Register + Learn More](#)

Description:

This festival aims to introduce a wide variety of visitors to ways they can get outside this spring with their pets, their kids, or just on their own running the lake or in their home garden.

Outdoor activities will include a 3k walk, yoga, art, adoptable dogs, food trucks and more! Take advantage of all the outdoors has to offer this year and do something you have never tried before!

*The Lakemont Community Association and Board of Directors are not associated with, or sponsoring, any of the community events listed.

Contact us:

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

More Community Events in May

World Migratory Bird Day

Date: Saturday, May 10, 2025

Time: 9 a.m.- 12 p.m.

Location: Larsen Lake Blueberry Farm, 700 148th Avenue SE, Bellevue, WA 98007

Description:

Each year over 81 countries all over the globe come together to celebrate migratory birds. Flock to the parks and celebrate this very special event with us!

Park rangers will be leading drop-in programs throughout the morning where you can join activities like our fun migration game, a ranger-led hike at 10 a.m., and create crafts for bird friendly communities. This event is for all ages.

Optional pre-registration for the ranger walk. Outdoor only.



Family Fun Mother's Day: Flower-Pot and Card For Mom

Date: Saturday, May 10, 2025

Time: 10 a.m. - 12:00 p.m.

Email: Lakemontlcg@gmail.com

Location: Lewis Creek Park Picnic Shelter Area, 5500 Lakemont Blvd SE, Bellevue, WA 98006

Description:

Plant a flower, create a Mother's Day card, fun games, snack, & drinks

Sponsored by: Macdonald Group Real Estate and the Lakemont Community Group (LCG)

RSVP requested



Batty Nights at Lewis Creek Park

Date: Saturday, May 17, 2025

Time: 8:30-10 p.m.

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

Description:

Come test out your echolocation with a park ranger! We'll learn all about our local bat species while taking a dusk hike to watch for bats as they forage for insects.

Bring a flashlight or headlamp, as well as sturdy shoes! Ages 5+ with accompanying adult(s).

Preregistration Required for children and adults:
Register.BellevueWA.gov.

The Secret Life of Slugs

Dates: Sunday, May 18th & Saturday, May 31, 2025

Time: 2:30-3:30 p.m.

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

Description:

Creepy, slimy, and cool! Put your best tentacle forward and crawl in to learn more about the slugs that call Lewis Creek home. We'll talk all about that marvelous slime and find a new perspective from the forest floor.

Ages 5-10 with accompanying adult(s).

Preregistration Required for children and adults:
Register.BellevueWA.gov.



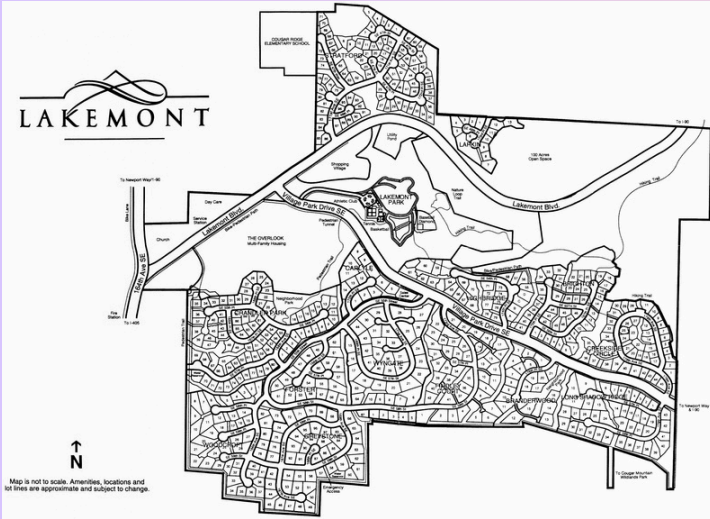
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Contact us:

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Great Neighbors Make Great Neighborhoods

The Lakemont Association includes fourteen separate neighborhoods with six and six hundred homes, 400 hundred apartments, and seven businesses.



As well as a wonderful system of trails around and throughout the community. Some homes are still being lived in by the original owners, while others have new residents. We have residents from other countries and different cultures. We hope you enjoy this beautiful spring by exploring the community.

Here are some practical tips on how to be a great neighbor.

Get to know your neighbors: Meet your neighbors if you haven't already done so. Let them know that you're there to help, if they ever need another hand.

Smile and wave if you see a neighbor when they're outside. It's easy to have a conversation in your neighborhood if you spend time in your garden or front porch or simply take a walk.



Form a neighborhood group by exchanging contact information. It's nice to have someone to text to pick up a package from your porch that unexpectedly arrived while you were on vacation.

And remember, if you see something suspicious, say something. The Bellevue police ask you to call 911 or the non-emergency number - 425-577-5656.

Follow the laws and Association rules: Do not set off private fireworks, which are both illegal and present a fire danger.

Put all yard waste in green bins. Please do not dump or blow leaves or other yard waste into your neighbor's yard or into landscape buffer areas.

Take care of your pets: Make sure your pets are not a nuisance or a menace to the rest of the neighborhood. For example, don't leave a dog who continually barks outside in your backyard for hours at a time.

When cleaning up after your dog, take the dog waste bags back to your home to put in your own garbage container. Your neighbor's trash bin out at the curb is *not* a place to put your dog's waste.

Maintain your property: Keep your lawn cut, your shrubs and trees properly pruned, and your home's exterior clean and tidy.

Take down your holiday lights after the holiday season is over.

Keep shrubs away from sidewalks to allow pedestrian access. Follow City of Bellevue rules and keep street trees pruned off the sidewalk and the road.

Keep vehicles parked in the garage or your driveway, not on the street.



2025 Board Meeting Schedule

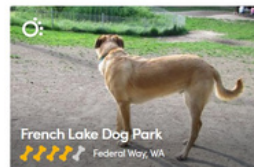
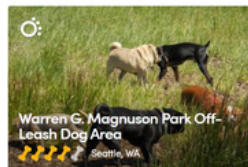
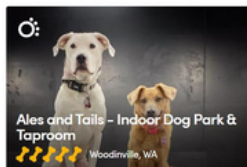
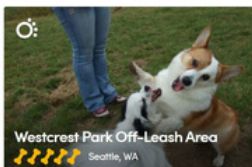
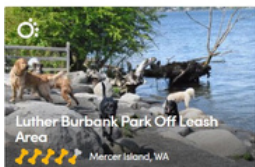
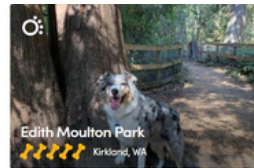
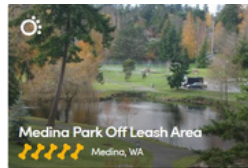
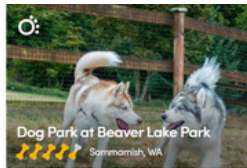
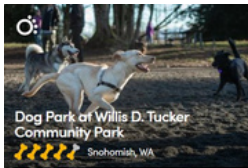
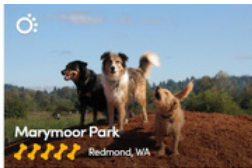
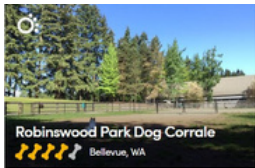
Board Meetings - 5/19, 7/21, 10/20, and 11/17
at 5:00 PM, via Zoom.

(Zoom links available on the AppFolio calendar)



More information at:
LakemontBellevue.net

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.

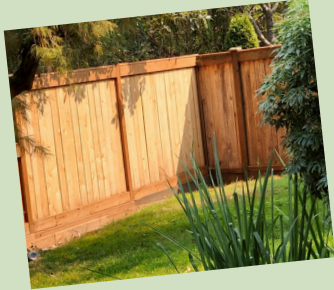
For problems in parks, contact Bellevue Park Rangers (425) 452-7225.

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

Design Review Board Requests

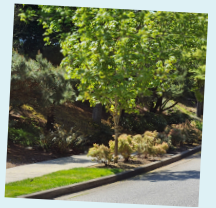
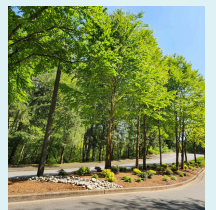
Design Review Board (DRB) requests, for *any change* to the exterior of a house or the lot, including all fences, roofs, heat pumps, AC, landscaping, and painting should be submitted through MacPherson's Community Management's AppFolio Owner's Portal, under the "Architectural Reviews" tab.

Please remember the DRB meets on the 3rd Wednesday every month and materials **MUST** be submitted by **5 PM** on the 2nd Friday of each month. If you have questions, or an emergency, please contact Farrah Glenn at Lakemont@MacPhersonsPM.com and the DRB at DRB@LakemontBellevue.net.



Lakemont Board in Action

- **Monument Signs** - The monument signs are due to be replaced between the end of April and beginning of May.
- **Mailbox kiosk** - The Chandler Park kiosk is due to be painted shortly.
- **Irrigation** - Irrigation repairs, discovered during spring start-up, are almost completed.
- **Monument Beds** - Spring/summer color installed and all beds mulched.
- **Main Entry** - Main entry redesigned and new Maple tree and bulbs installed in upper bed.
- **Mulch, Replanting, & Cleaning on SE 55th St** - East side mulched and Pieris plants replanted, and plant debris removed on the lower west side.
- **Power Washing Sidewalks** - Cleaning and moss removal on 600 feet of sidewalk on the east side of SE 55th St, the ramp by Carlyle monument, and between SE 55th St and 173rd Ave SE on Village Park Drive.
- **Community Tree Maintenance & Removals** - 2025 pruning and limb removals throughout all of Lakemont completed.
- **Wyngate Monument** - Dead and dying Arborvitae behind the lower Wyngate monument removed.



Contact us:

Community Association Manager, 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 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



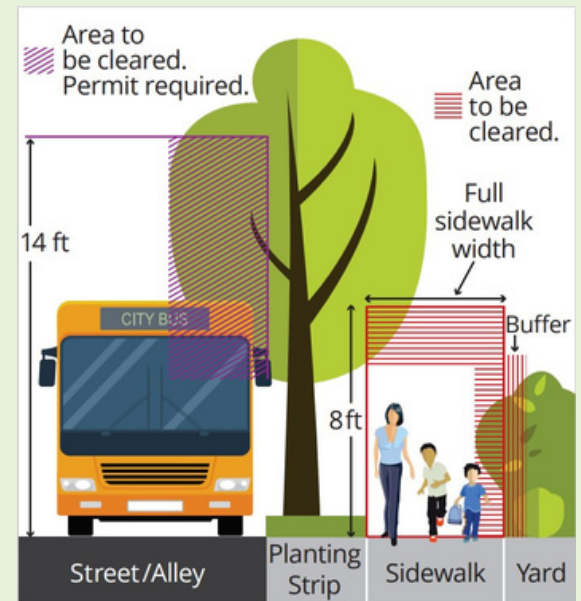
Street Trees

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 Manager, Farrah Glenn: Lakemont@MacPhersonsPM.com.