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2025 Board Meeting Schedule



Board Meetings - 5:00 PM

- June 16, 2025 - in person @ US Bank Community Room (4851 Lakemont Blvd SE, Suite A1)
- July 21, 2025 - via Zoom
- October 20, 2025 - via Zoom
- November 17, 2025 - via Zoom



More information at:
LakemontBellevue.net

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

**10th Birthday
Celebration!**



**Lakemont Market
Saturday June 7
12-4pm**

Cheers to 10 years in Lakemont!

Please join us to celebrate double digits at our beautiful Lakemont market! On Saturday June 7th from 12-4pm, we will be celebrating with samples galore, prizes, and cake!

Enjoy all weekend - June 6-8:
Three Days of Hot Deals!!
Live music Friday night

Wagyu Burgers at Field House Restaurant Half Price!!

Summary of Lakemont Community Association Community Security Meeting on May 28, 2025

Speakers:

Ruby Daly & Ben Jones (Bellevue Police Department)
Bill Berryman (Flock information)

Board members present: John Baringer, Maria Marshall, Joanne Sato, June Campbell, and Bill Berryman

Homeowners present: 22 owners (13 lots) from Stratford, Larkin, Wyngate, Longshadow Ridge, Highbridge, Chandler Park, Forester, and Greystone.

John Baringer's introduction: Noted that the board has not yet taken a position on Flock cameras and any installation of such cameras would be a long ways off. The purpose of this meeting is to get information not just about Flock but other anti-crime initiatives and options.

Officer Ruby Daly's presentation:

The Neighborhood Watch program is a good way to prevent crime.

There are some existing Neighborhood Watch groups in Lakemont already. Basically, the program is about neighbors looking out for each other. https://bellevuewa.gov/sites/default/files/media/pdf_document/Block_Watch.pdf.

Reporting Crimes: A significant issue the police department has in solving crimes is that people do not report suspicious activities or potential crimes.

"If you see something, say something" is the general rule.

The police department uses reports to determine where to put their resources such as emphasis patrols, including both undercover and marked cars in time periods relevant to the issues reported.

How to report: If there is an **active** crime such as a burglary in progress, or a prowler, call 911.

*Officer Daly mentioned that there will soon be the ability to text 911 when you are in a situation where it is not safe to speak on the phone.

If you notice something like a mailbox break-in, that is not an active crime, use:

- the MyBellevue App,
- the non-emergency police number (425-577-5656), or
- report it on-line: <https://bellevuewa.gov/city-government/departments/police/report-and-prevent-crime>.

If in doubt, call 911! The dispatcher will put you on hold if it is not an emergency and transfer your call to the appropriate department.

Practical tips to prevent home burglaries: Officer Daly brought copies of a booklet entitled "Home and Personal Security – Prevention Begins with You."

The information is also available on line at: https://bellevuewa.gov/sites/default/files/media/pdf_document/Residential_Burglary.pdf.

Officer Daly noted that Bellevue has a complete crime prevention library you can view on line at: <https://bellevuewa.gov/city-government/departments/police/report-and-prevent-crime/crime-prevention>.

One of the initiatives for crime prevention is **CPTED** which stands for "Crime Prevention through Environmental Design."

There are two videos at the above link demonstrating the **CPTED** principles.

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Summary of Lakemont Community Association Community Security Meeting on May 28, 2025 - continued

Some examples of the CPTED principles are:

- close and lock all windows and doors;
- In the summer months, if upper windows are open, use a dowel or other means to prevent a thief from fully opening a partially opened window to gain entry;
- acknowledge a knock or doorbell ring to let a potential burglar know someone is home. Burglars prefer to break into homes that are vacant.

Officer Daly offered additional information on protecting houses and personal safety.

Door-to-door salespeople:

- post a NO SOLICITORS sign;
- Door-to-door salespeople need a business license in Bellevue, so if one approaches you, ask to see their business license.

Additional examples of ways to deter burglaries:

- increased lighting around the home, particularly motion sensor lighting;
- maintaining landscaping to eliminate places for burglars to hide;
- cameras;
- alarm systems;
- a sign indicating a neighborhood watch program is active; and
- homes with well-maintained yards kept neat and clean.

Other items mentioned were:

- having a dog;
- the PAWS ON PATROL program <https://bellevuewa.gov/city-government/departments/police/paws-on-patrol>;
- signs for an alarm system (even if not true); and
- staging the house to look like someone is home, like having a pair of running shoes and a dog leash next to the front door.

Alarm Systems: Officer Daly noted that any alarm that could summon police (something that makes a noise even if not monitored) must be registered with the city with a one-time fee of \$25. <https://bellevuewa.gov/city-government/departments/police/police-services/register-your-alarm>.

There is a false alarm fine of \$100 that can be waived for the first time there is a false alarm by watching an educational video.

Process Overview: After a burglary is reported, the police make a report and if possible, try to lift fingerprints and/or obtain other evidence.

In determining what resources to devote to any particular case, the police assess “solvability” with crimes that look to have a high likelihood of being solved being prioritized for follow up.

Officer Daly emphasized that the Bellevue PD has a good working relationship with prosecutors. However, both the Police Department and Prosecuting Attorneys’ offices have limited financial resources. They can’t follow up and prosecute every crime that occurs in Bellevue.

The Bellevue Police Department prioritizes cases against “career criminals” who have prior convictions. This is also a priority for the prosecutors.

If you want to follow cases the Bellevue Police are working on you can subscribe to the Bellevuebeatblog at: <https://bellevuebeatblog.com>

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Summary of Lakemont Community Association Community Security Meeting on May 28, 2025 - continued

With respect to cars:

- Keep them in a locked garage, if possible.
- If parked on the street, park under a streetlight.
- Do not leave anything visible on the seats such as purses or gym bags.
- Do not keep garage door openers in the car.
- If you must put valuables in your trunk, do so *before* you get to your location - such as a parking lot at a trailhead. Thieves tend to watch these locations and break into such vehicles.

Rather than leaving proof of insurance and vehicle registration cards in your car, you can take a photo of them on your phone and use the photos as proof if you are pulled over by police.

Wheel lock distribution events are held by the police department on a regular basis. **Note:** they still have a lot of wheel locks to give away.

With respect to vehicles legally parked on a roadway, there isn't much the police can do, even if you feel the vehicles are suspicious.

However, if you can document suspicious behavior of the driver of the vehicle that can be reported. For example, if the driver got out of the car and was looking into the windows of the residences on the street. You can take photos of the vehicles and license plates and people you believe are suspicious.

Officer Daly mentioned that the Police Department will soon be starting an **Air Tag program** where residents can register their vehicles that have Air Tags in them with the Police Department and then if the vehicle is stolen, the Police Department will be able to use the Air Tag information to locate the vehicle.

Ben Jones presentation:

Ben Jones is the Sector Captain for our area. He spoke about the status of Flock cameras in Bellevue and other issues.

With respect to Flock, Major Sanabria has created a Flock proposal for the entire city of 70 cameras throughout Bellevue of which a couple would be on major roads around Lakemont.

Captain Jones did not know what the cost to the city would be for the proposal. He noted there are a lot of stake holder including the city manager, and city council that would need to make the decision. In his experience, such decisions can take a long time.

From the police perspective, it is a handy tool for helping to solve crimes. It can provide a piece of evidence and in the past, they have used Flock information from other jurisdictions to help solve crimes in Bellevue. Captain Jones noted the police can still be effective without Flock.

One big current issue for funding projects relates to public safety. Likely higher priority than Flock cameras is getting secure special security barriers for public events such as Snowflake Lane and Fourth of July in order to prevent vehicles from driving into and injuring pedestrians.

Another upcoming issue is the need to potentially replace all police pistols because there have been reported accidental discharges with the current police SIG Sauer P320 pistols.

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Summary of Lakemont Community Association Community Security Meeting on May 28, 2025 - continued

Captain Jones noted that Axon is the manufacturer that makes the body cameras worn by Bellevue Police as well as other products such as tasers.

Since Axon is coming out with a competitor product to Flock, Bellevue may want to wait to get a proposal from Axon to build upon its existing relationship with this vendor instead of Flock.

Captain Jones stated there is no current timeline for the city to make a decision about Flock cameras. He encouraged citizens to attend city council meetings and make their views about Flock cameras known to the council members.

Usage of Flock by BPD: With respect to working with Newport Shores, where the HOA has installed Flock cameras at the entrance/exit, Captain Jones said it has been used by police to get some leads for burglaries that have occurred there.

Captain Jones also spoke to the Police Chief for the City of Newcastle, which has Flock cameras. He learned that the Flock cameras in Newcastle have both helped with solving crimes and prosecution. However, he couldn't say that the presence of the Flock cameras had actually reduced crime.

Crime in Bellevue: Captain Jones noted that Bellevue overall is an attractive target for theft and that the suspects are often not from Bellevue.

He stated that when encountering someone who seems suspicious, residents should be careful not to get into a confrontation.

Both Captain Jones and Officer Daly view Bellevue as a relatively safe place to live, and Captain Jones reiterated some of the suggestions made by Officer Daly as to ways to reduce crime.

Captain Jones noted that criminals often use cars without license plates, or cover the plates to avoid being recorded by license plate readers. He noted in Washington it is required to have both front and back license plates on vehicles.

He mentioned there has been a resurgence of organized crime that has affected Lakemont and other areas with some arrests and referrals for prosecution although he was unable to provide quantitative data.

He also noted that property owners should make sure that there are no ladders or garbage cans that thieves could use to access entry to a home from the second floor.

Bill Berryman presentation:

Bill Berryman mentioned some concerns raised about Flock cameras from a survey done by the Lakemont Community Group (not affiliated with the Lakemont Community Association):

- data privacy;
- the costs of maintenance;
- and driving thieves to the trails to target homes;
- thieves can use stolen cars or cover the plates, making the cameras less useful.

Positive comments from the same LCG survey:

- the data could be used by law enforcement for further investigations,
- possible deterrence by the mere presence of the cameras.

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Summary of Lakemont Community Association Community Security Meeting on May 28, 2025 - continued

Mr. Berryman noted that in Newport Shores, the community manager is the only one with access and they have “strict regulations” with an audit done by Flock.

Mr. Berryman thought that the cost to homeowners for installing ten cameras throughout Lakemont would be about \$32 per household per year, and possibly more for the commercial.

The cost for a single camera is currently \$2500 plus \$650 for installation and the cost of hooking up electricity to the camera, since solar power is not an option.

Mr. Berryman stated he felt there were three options:

- first, that the City of Bellevue does the Flock cameras at taxpayer expense throughout the city;
- second, that the Association does the Flock cameras for all neighborhoods and businesses and makes the cost a part of the annual assessment;
- and third, that individual neighborhoods could independently opt to just share the cost of Flock cameras at the entrance/exit to those neighborhoods.

He noted some neighborhoods such as Longshadow Ridge, seem to have more crime than other neighborhoods in Lakemont.

Mr. Berryman noted that the Flock cameras capture not just license plate numbers but also the make, model and color of the car as well as any bumper stickers.

Audience Participaton: Both during and after the presentations, there were a number of comments and questions from people attending the meeting.

Additional suggestions given to deter crime were to:

- have someone mow lawn, if away for awhile;
- cancel newspaper subscriptions;
- have a friend watch for packages or fliers attached to the house;
- have someone put garbage cans/recycling bins out and back in even if empty.

One person commented that Flock seems like a solution that doesn't prevent crime, but just helps solve crimes that have already happened.

Flock License Plate Reader Information:

The Board has uploaded information provided by, and about, Flock on APPFolio in the “Lakemont Community Security Meeting Information” folder under “Shared Documents.”

If you didn't get to attend (or did attend) and wish to share your opinion with the Board, please send an email to LakemontSMtg@gmail.com.

Contact us:

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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 has seen the initial engraving of the signs for Findley Court, Branderwood, and Longshadow. They are scheduled to be installed after June 5th.
- **Irrigation** - Spring start-up completed and system ready for summer.
- **Landscaping** - Color baskets installed in gazebos, dead Arborvitae removed at Wyngate monument, and 600 feet of sidewalk power washed on SE 55th St.



Design Review Board Requests

Design Review Board (DRB) requests, for any *change* to the exterior of a house or *changes* to the lot - including all fences, walls, roofs, windows, doors, landscaping (other than annuals), heat pumps, AC units, 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 4 pm the Friday before.



If you have questions, or an emergency, please contact Farrah Glenn at Lakemont@MacPhersonsPM.com and the DRB at LakemontDRB@gmail.com.

Contact us:
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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:

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