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City of Bellevue Annual Presentation

Maryann Olson, Forest Manager Program Supervisor, from the City of Bellevue Parks Department, made a presentation at the July 21st Board Meeting.

She noted that:

1. Although City funding for Parks Department has returned to pre-Covid levels, the streetscape program & vegetation still lack sufficient funding.
2. In addition to the trails and Native Growth Protection Easements (NGPE)/Open space they manage in Lakemont, the Parks Department is responsible for 97 miles of trails and over 2,700 acres of parks and open space land throughout Bellevue.
3. The Parks Department does yearly inspections of all of the NGPE/Open Space in Bellevue, to monitor tree health and look for illegal dumping and incursion violations.
4. From 6/24 to 6/25, Parks did 24 mitigation projects in Lakemont, including 18 tree removals for a cost of \$59,023. Which is twice the expense of last year, due in part to the severe bomb cyclone last fall.
5. Projects last year included: Replacement of five dead Plums in Stratford with Starlight Dogwoods, additional street frontage projects, and two conservation corps forest enhancement projects (Wyngate).

Upcoming 2025 Projects include:

1. HOA Trail by Greystone (near Open Windows) - Blackberry removed & ditch cleaned of debris in '24, with conifer planting this year.
2. Chandler Park (SE 55th St & 170th Pl SE) - Blackberry Removal this year and planting in fall of '26.
3. Stratford (171st Ave SE) - Thinning Alder along sidewalk this September.
4. Lewis Creek '24 Arbor Day Plants - irrigation and care.
5. Swanson's Property across from Cougar Mountain Park - invasive removals & control, along with demolition & cleaning.

The next Arbor Day planting will be 10/18/2025 at Lewis Creek Park! Volunteers are needed.

To contact Parks: use the MyBellvue App and online. Google: My Bellevue Customer Assistance.
or Maryann Olson - email: Molson@bellevuewa.gov, phone: (425) 531-0110

Reminder - the Bellevue Conflict Resolution Center provides coaching, conciliation, and mediation.

Landscape Plants Update

Rethinking Arborvitae - These plants are fire prone.

Many homes in Lakemont have various species of Arborvitae as they are often used as hedges.

Arborvitae are tall, woody, and evergreen. They have low moisture content, thick and sticky sap, dense growth, fine needles, loose bark, and a very high percentage of dead fuel material.

Choosing plants in the landscape that are fire resistant rather than fire prone may help minimize the risk of fire damage to homes. Fire resistant plants typically have high moisture content, are low growing with an open configuration, have broad leaves, tight bark, and a low accumulation of dead fuel material.



Of course, maintenance is important for all home landscapes. Cleaning out the dead plant debris, pruning, weeding, and disposing of yard waste are all key to preventing fire damage.



If you are planning to redo your home's landscape, consider removing existing Arborvitae, particularly if they are located close to your home or other structures.

If you do have Arborvitae on your property, be sure to remove all dead material and keep the plants pruned.

For further information from WSU about Arborvitae see:

<https://wpcdn.web.wsu.edu/extension/uploads/sites/30/2024/10/arborvitaealternatives.pdf>



Avoid English Ivy - English Ivy listed as a noxious weed in Washington.

As prohibited plants, nurseries are no longer allowed to sell this plant.

Ivy is a very aggressive climber. It crowds out native plants and over time kills trees. King County encourages homeowners to remove English Ivy to the extent possible and to choose alternative plants for ground covers.

English ivy spreads both by stem growth and seeds. Each vine can be quite long and very thick.

To remove the vines - use gloves and cover your arms as the plants can cause a skin rash in some people. Spring and fall, when the ground is moist, are the best times to remove the vines. Place them in yard waste containers. If the ivy is growing on a tree, cut each vine around the tree trunk. The vines above the cuts will die and eventually fall off the tree. Remove the vines with their roots at the base of the tree.

For further information on English Ivy see <https://www.nwcb.wa.gov/weeds/english-ivy>

Contact us:

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

2025 Board Meeting Schedule



Board Meetings - 5:00 PM (via Zoom)

- **August 11, 2025 [6 pm - note time change]**
- **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, **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

- **Benches** - All six of the Association's benches are in the process of being repaired and repainted. And the framing board in front of the Branderwood bench has been replaced.
- **Brighton Hillside** - The Landscape Buffer Area along Village Park Drive has been weed whacked. The Board is working with NLS on a bid for pre-emergent spraying and wood chip installation.
- **Landscaping** - The Board is working with NLS and Monarch Tree Service to remove dead and dying plants throughout the community, including a dead Madrone, Pine, and Arborvitae on SE 55th, a dead maple on Village Park Drive, and dead shrubs throughout the community. It is also working with NLS to address the explosion of blackberry and salmonberry.
- **Neighborhood Watch Program** - The Board has begun the groundwork for establishing an overarching block watch program throughout all of Lakemont.

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Design Review Board Requests



WHEN DO I NEED TO MAKE A DESIGN REVIEW REQUEST?

Requests need to be made for any **change or addition to** the physical exterior of a house or the lot, including all fences, roofs, windows, garage doors, house doors, security cameras, painting of siding and trim, adding rockeries or stone walls, playhouses, sheds, gazebos, animal pens and enclosures, landscape re-design, tree or shrub removal or planting (unless replacement), and the addition of landscaping lighting.

WHAT DOES NOT REQUIRE A REQUEST?

I. REGULAR MAINTNENANCE such as: (1) pruning plants (not in a Retained Vegetation Area), (2) power washing, (3) seal-coating blacktops, or (4) painting a house or re-staining a deck with the **SAME** color(s)], or **II. REPLACEMENTS**, like: (1) a cedar shake roof w/**another** cedar shake roof, (2) a driveway, patio, or deck w/**identical material and design**, (3) an existing fence, doors, windows, or other features w/ **SAME material, design, & location**, (4) a dead shrub with the **SAME** species, or (5) the addition of seasonal annuals.

HOW DO I MAKE A REQUEST?

Requests should be submitted through MacPhersons Community Management's **AppFolio Portal**, under the "Architectural Reviews" tab.

HOW MUCH DOES IT COST?

The request is **FREE** - ***IF*** you make the request before you start the project.

*If you start or complete a project, installation, or tree cutting of planting without a prior request, **the Retroactive Application Fee is \$350**. Also through AppFolio Portal, under the "Architectural Reviews" tab.

WHEN DOES THE DRB MEET?

The DRB meets every month on the 3rd WEDNESDAY and materials are **due** by the Friday before. The DRB meets at the US Bank Community Room, 4851 Lakemont Blvd Se.

WHAT DO I NEED TO INCLUDE IN MY REQUEST?

Please include the nature, kind, shape, height, materials, manufacturer, colors, location (on a plat or Google map), and/or landscape plan of any ***additions*** or ***changes*** you wish to make.

[Ex. - 6' cedar fence, Sherwin Williams #5548, Daikin Heat Pump model #xxxx. etc.]



WHAT IF I WANT TO REMOVE A TREE?

"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." **<https://bellevuewa.gov/tree-removal>**
- monetary penalties for trees removed w/o permit - **<https://bellevue.municipal.codes/BCC/1.18.045>**

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

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Street Trees in Lakemont

WHO IS RESPONSIBLE FOR PRUNING 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**. [CC&R 6.14 and DRC 7.9 (c) & 10.6(d)]

WHAT IS THE STANDARD FOR PRUNING THESE TREES?

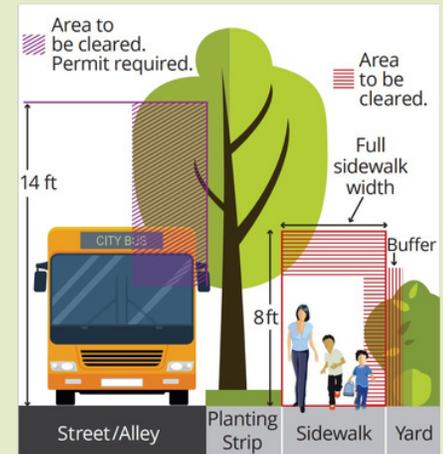
A handy graphic shows the City’s **required** clearance of **14 ft up** along the roadways (for school buses & trucks) and **8 ft up** along the sidewalks. Additionally, all shrubs need to be kept trimmed back off the sidewalk.

“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>.)

“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.)



WHAT IF A STREET TREE IN THE FRONT OR TO THE SIDE OF MY LOT DIES?

It is the responsibility of the Lot Owner to remove and replace dead street trees with a 2.5 caliper tree in the SPECIFIC species approved for each neighborhood.

Stratford - changing to **Starlight Dogwood** [Cornus kousa x nuttallii 'KN4-43']

Larkin - **Snowdrift Crabapple** [Malus "Snowdrift"]

Carlyle - **Aristocrat Flowering Pear** [Pyrus calleryana "Aristocrat"]

Wyngate - **Washington Thorn** [Crataegus phaenopyrum]

Forester - **Daybreak Flowering Cherry** [Prunus yedoensis "Akebono"]

Chandler Park - changing to **Dwarf Apollo Sugar Maple** [Acer saccharum 'Barrett Cole']

Woodcroft - **Purple Leaf Plum** [Prunus cerasifers "Thundercloud"]

Greystone - **Kwanzan Flowering Cherry** [Prunus serrulata "Kwanzan"]

Findley Court - **Sunset Maple** [Acer truncatum]

Branderwood - **Columnar Hornbeam Plum**

Long Shadow - **Daybreak Flowering Cherry** [Prunus yedoensis "Akebono"]

Creekside Circle - **Washington Thorn** [Crataegus phaenopyrum]

Brighton - **Redspire Flowering Pear** [Pyrus calleryana "Redspire"]

Highbridge - **Okame Cherry** [Prunus "Okame"]

WILL I NEED A PERMIT TO REMOVE A DEAD STREET TREE?

YES - If the current tree is “at least six inches in diameter (19 inches in circumference), measured four feet above the existing grade.” <https://bellevuewa.gov/tree-removal>

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

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Help Keep Our Community Healthy and Beautiful

PLEASE SCOOP your dog's POOP!

PLEASE put bag in *your* garbage.

- NOT in your neighbor's bin.
- NOT in the landscaping.

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).

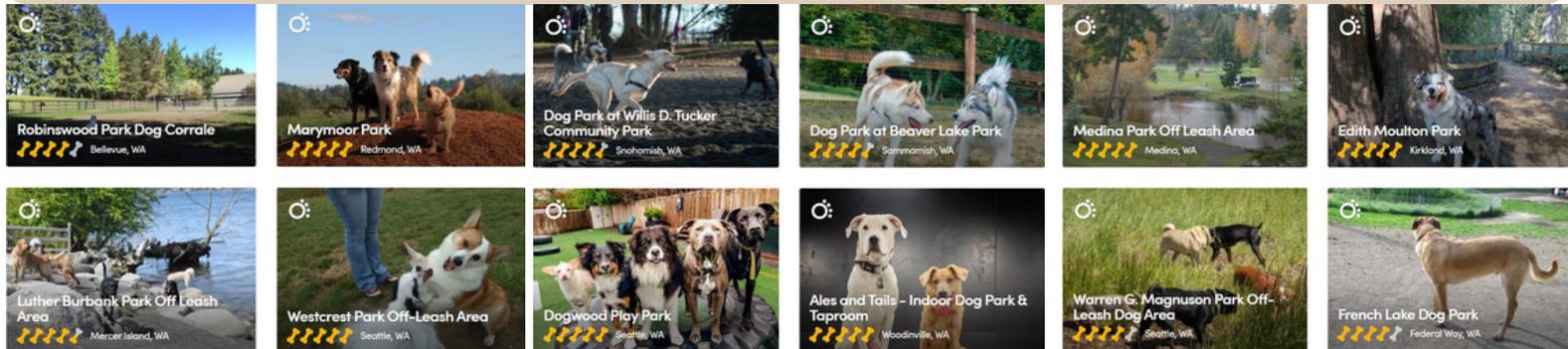
Please Be a Good Pet Owner

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.



Fun For Your Furry Friends



Try out 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**).

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:

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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>).

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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

