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## Upcoming Board Meeting Schedule



**November 17, 2025 (via Zoom)**

- **2026 Budget Ratification 5:00 - 5:30 PM**
- **Board Meeting 5:30 - 6:30 PM**



More information at:  
[LakemontBellevue.net](http://LakemontBellevue.net)

*(Zoom link on the [AppFolio calendar](#) or email Farrah Glenn - [Lakemont@MacPhersonsPM.com](mailto:Lakemont@MacPhersonsPM.com))*

## Lakemont Board in Action

- **Landscaping** - Fall/Winter plantings have been installed and plantings at Stratford, Carlyle, lower Wyngate, Findley Court, Branderwood, Highbridge, Brighton, and Longshadow monuments have been removed or rearranged.  
  
- Metal edging and the replacement of turf has also been completed at Carlyle, lower Wyngate, Findley Court, Branderwood, and Longshadow.
- **Holiday Lights** - The Board approved a bid for the lighting of the three gazebo areas, the front center monument, and the Stratford monument and is looking forward to installation beginning soon.
- **Irrigation** - Three flow sensors and master valves will be installed between November and January at the highest usage areas in the community to continue helping efficiently, effectively, and economically water our landscaping.
- **Neighborhood Watch Program** - The Board will be sending out information on establishing a formalized Lakemont Block Watch program. Please watch your designated method of contact (email or mail).

## Public Service Announcement

Leaves are falling.

Bellevue can't clean all the streets in the entire City each week.  
Help the community keep our roads passable  
and prevent flooding of the streets and yards.

Please clean out the leaves in gutters,  
especially around the drains.



Check out the Bellevue *City Connections* Catalogue for lots of  
classes, activities, and events:



Connections Catalog -  
September-December 2025



[Register online](#)

### Check out SOME of the Holiday Fun in Issaquah:

Holiday Market at Pickering Barn - 11/7 - 8

Winterfest at Gilman Village - 11/15

Holiday Tree Lighting in Issaquah Highlands - 11/20

Turkey Trot 5K - 11/27

Issaquah Reindeer Festival - Cougar Mountain Zoo - 11/28 - 12/30

Winter Printmaking for Tweens! - 12/3

Caroling at the Issaquah Train Depot - 12/4

Parents Night Out at Blakely Hall - 12/12 . . . and so much more!



Contact us:

Community Association Manager, Farrah Glenn: [Lakemont@MacPhersonsPM.com](mailto:Lakemont@MacPhersonsPM.com).

# Upcoming November Events

## Taste the Holidays at T&C



### DATE & TIME

**Lakemont Market**  
Saturday November 8, 2025  
12-4pm



### Join us for a preview tasting of our Thanksgiving meals and reserve yours today!

Thinking about enjoying one of our fully cooked holiday meals this Thanksgiving? Or maybe you're looking to round out your feast with a few extra sides? Come by and give them a try!

Our market teams will be sampling all the holiday goodness—creamy mashed potatoes, rich gravy, savory stuffing, and plenty more.

Already know what you want? [Reserve your holiday meal here.](#)



FRUITFUL HILL ARTISANS  
**Handcrafted  
Gift & Art Market**

**Friday, November 7 | 6-9 PM**  
**Saturday, November 8 | 9 AM-4 PM**

**at Calvary Chapel Eastside**  
**5130 164th Ave SE, Bellevue, WA 98006**

## Essentials for All Donation Drive

This season of gratitude is also a time to care for one another. About one in four Bellevue students experiences food insecurity, and the need for essentials is growing.

The City of Bellevue and nearly a dozen partners are hosting the "Essentials for All" drive to collect food and hygiene items that will be distributed to local food banks and nonprofits. Together, we can support neighbors and help everyone in our community thrive.

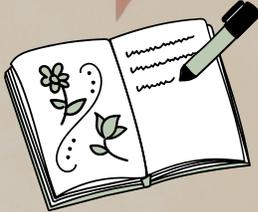
- Runs through Nov. 15
- Community centers, City Hall and Mini City Hall at Crossroads Mall
- What to donate: Nonperishable food, hygiene items and other essentials (see [Essentials for All](#) for full list)

Neighbors can also donate to the [Human Services Fund](#) to help connect people with vital resources.



# Upcoming November Events

## City of Bellevue Events



### Monday Mixer: Thanksgiving Journaling

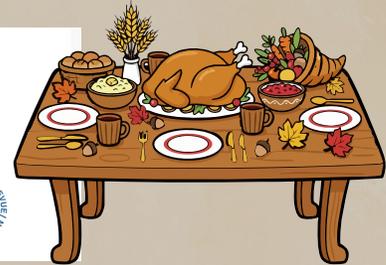
Reflect on gratitude and creativity at this warm community gathering. Join Haiku Northwest for a Thanksgiving journaling and poetry session that inspires thankfulness through writing.

Monday, Nov. 24 | 1-2:45 p.m.  
North Bellevue Community Center  
Free | [More information](#)



### Thanksgiving Luncheon (55+)

Celebrate friendship, gratitude and the season's bounty with a delicious Thanksgiving meal among friends.  
Tuesday, Nov. 25 | 11:30 a.m.-1 p.m.  
North Bellevue Community Center  
\$5 | [More information](#)



### Winter Wreath Making

Create your own festive wreath and take home a touch of winter charm. All materials provided.  
Tuesday, Nov. 25 | 1:30-3 p.m.  
North Bellevue Community Center  
Free | [Details and registration](#)



### Fit for the Feast Swim Workout

Start your Thanksgiving morning with a splash! Coach Chen leads this high-energy, two-hour swim workout for ages 15 and older.  
Thursday, Nov. 27 | 9-11 a.m.  
Bellevue Aquatic Center  
\$10 | [Details and registration](#)



# Upcoming December Events

## Holiday Open Houses



### DATE & TIME

**Lakemont Market**  
Saturday December 6, 2025  
12-4pm



### Festive cheer and samples galore at your local T&C December 6th/7th!

At T&C, we consider you not just our guests, but our family. This December 6th/7th from 12-4pm, we invite you into our market – our home – to share with you some of our favorite treats of the season. Join your favorite T&C team members and some incredible vendor partners for festive cheer, delicious samples, and a celebration of community spirit. Come say hello to familiar faces and discover all the little joys waiting for you at your local Town & Country Market this holiday season.

## Class: Create Your Own Holiday Wreath



Price: \$55

### DATE & TIME

**Lakemont Market**  
Saturday December 6, 2025  
1-3pm



### Join us for a festive class where guests can learn the art of creating beautiful holiday wreaths

Guided by our resident floral expert, each participant will be provided with seasonal blooms, greenery, and decorative accents to craft a unique wreath perfect for the holidays. This hands-on experience is designed for all skill levels, so whether you're a beginner or an experienced flower enthusiast, you'll enjoy learning new techniques in a fun, relaxed setting. At the end of the class, take home your beautiful, handcrafted wreath to bring a touch of holiday cheer to your own space or to give as a thoughtful, homemade gift.

[Buy Tickets](#)

## Gingerbread House Decorating Event!



### DATE & TIME

**Lakemont Market**  
Sunday December 7, 2025  
10am-2pm



### It's a winter wonderland at T&C as gingerbread houses are on a special sale for one weekend only!

Come one come all to Town & Country's annual gingerbread house decorating! On December 6th & 7th, gingerbread kits will be on sale for a can't-miss price of \$13.99! Pick up one of our premium, pre-assembled kits at your local T&C and join us for some decorating fun! We'll provide all the icing and candies you could possibly need for decorating, plus hot apple cider to keep you warm!

# Upcoming December Events

## Bellevue Downtown Ice Rink

**Date and Time:**

November 21 2025 - January 19 2026  
3:30 PM - 10:30 PM

**Email:** [mike@bellevuedowntown.com](mailto:mike@bellevuedowntown.com)

**Telephone:** [425-453-3110](tel:425-453-3110)

**Location:** Bellevue Downtown Park, 10201 NE 4th St, Bellevue, WA 98004

**Description:** The Bellevue Downtown Ice Rink is the region's largest seasonal ice skating experience, with more than 9,000 square feet of real ice. Open for 60 consecutive days from 11/21/2025-1/19/2026, visitors to the facility will enjoy themed nights such as Pride Night and Superhero Night along with Learn how to Skate Nights, with free parking available at one of two parking lots at Downtown Park. Skate rentals are included in admission, with a season pass available for frequent visitors.

- Hours vary. View the [Bellevue Ice Rink website](#) for details.
  - General Hours:
    - Monday-Thursday: 3:30-10 p.m.
    - Friday: 3:30-10:30 p.m.
    - Saturday: 10 a.m.-10:30 p.m.
    - Sunday: 10 a.m.-9:30 p.m.



## Holidays on the Hill

Kick off the season with a hearty pancake breakfast with Santa and a full morning of fun. Enjoy an indoor snowball fight, live reindeer, festive crafts and live music.  
Saturday, Dec. 6 | 8-9:30 a.m., 10-11:30 a.m.  
South Bellevue Community Center  
\$10 per person | Ages 3 and under free | [Details and registration](#)



## Upcoming December Events



### Garden d'Lights

Step into a winter wonderland at the Bellevue Botanical Garden. With more than half a million sparkling lights shaped into flowers, birds, animals and waterfalls, this beloved display has been a Bellevue tradition for more than 30 years.

Saturday, Nov. 29-Wednesday, Dec. 31 (closed Dec. 25)

Bellevue Botanical Garden

General admission: \$10 (ages 11 and older), kids 10 and under free

Special \$5 Nights: Dec. 1-4 and Dec. 8-11 (Monday-Thursday)

[Purchase tickets online](#)



### Holiday Barn Lighting

Kick off the holiday season with a countdown to light up the barn! Sing carols and enjoy crafts, hot cocoa and photos with the animals. You'll also have the chance to go inside the barn and watch the animals eat dinner.

Saturday, Dec. 6 | 5-6:30 p.m.

Kelsey Creek Farm

Free admission, some activities may have fees | [More information](#)



### Holiday Ships at Meydenbauer Bay Park

Bundle up for one of Bellevue's favorite holiday traditions. Watch the Christmas Ship Festival's glowing fleet from the shoreline and enjoy live choir performances from the boats.

Monday, Dec. 22 | 8:15-9 p.m.

Meydenbauer Bay Park

Free

For more information, contact Northwest Arts Center at 425-452-4106 or

[nwac@bellevuewa.gov](mailto:nwac@bellevuewa.gov). To ride on the Argosy Christmas Ship, visit

[argosycruises.com](http://argosycruises.com) or call 206-623-1445.



Contact us:

Community Association Manager, Farrah Glenn: [Lakemont@MacPhersonsPM.com](mailto:Lakemont@MacPhersonsPM.com).



## 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
- addition of landscaping lighting.

### WHAT DOES NOT REQUIRE A REQUEST?

#### I. REGULAR MAINTNENANCE such as:

- pruning plants (not in a Retained Vegetation Area),
- power washing,
- seal-coating blacktops, or
- painting a house or re-staining a deck with the **SAME** color(s).

#### II. REPLACEMENTS such as:

- a cedar shake roof w/**another** cedar shake roof,
- a driveway, patio, or deck w/**identical material and design**,
- an existing fence, doors, windows, or other features w/ **SAME material, design, & location**,
- a dead shrub(s) with the **SAME** species, or
- the rotation 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, tree cutting or planting *without a prior request*, a Retroactive Application + \$350 fee can also be made 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 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 **WILL** require a permit IF:

- a "landmark tree. A landmark tree is at least 24 inches in diameter (75 inches in circumference), measured four feet above the existing grade."
- a "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>
- Bellevue's monetary penalties for trees removed w/o a permit - <https://bellevue.municipal.codes/BCC/1.18.045>

**If you have questions, or an emergency, please contact Farrah Glenn at [Lakemont@MacPhersonsPM.com](mailto:Lakemont@MacPhersonsPM.com) and the DRB at [LakemontDRB@gmail.com](mailto:LakemontDRB@gmail.com).**

Contact us:

Community Association Manager, Farrah Glenn: [Lakemont@MacPhersonsPM.com](mailto:Lakemont@MacPhersonsPM.com).

# Street Trees in Lakemont

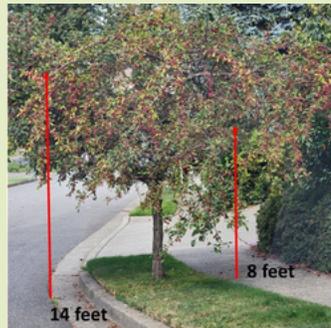
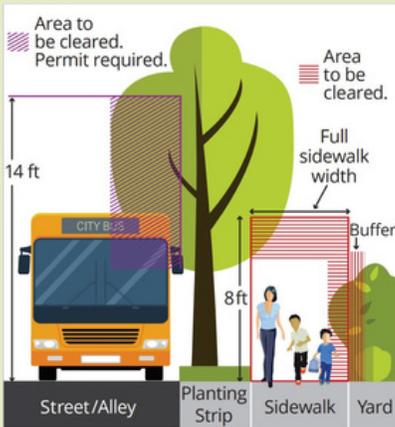
## WHO IS RESPONSIBLE FOR PRUNING STREET TREES?

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 is **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.

Also, please trim tree branches hanging over the kiosks and suckers around the base of the trees. Here are a few examples:



## 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](mailto:Lakemont@MacPhersonsPM.com) and the DRB at [LakemontDRB@gmail.com](mailto:LakemontDRB@gmail.com).

Contact us:

Community Association Manager, Farrah Glenn: [Lakemont@MacPhersonsPM.com](mailto:Lakemont@MacPhersonsPM.com).

# MacPherson's Community Management



Our community's manager is **Farrah Glenn** of MacPherson's Community Management. Any comments, concerns, and compliments for the Board or management can be sent to Farrah at [Lakemont@MacPhersonsPM.com](mailto: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**.

## 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 [3.43.145](#)).

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.

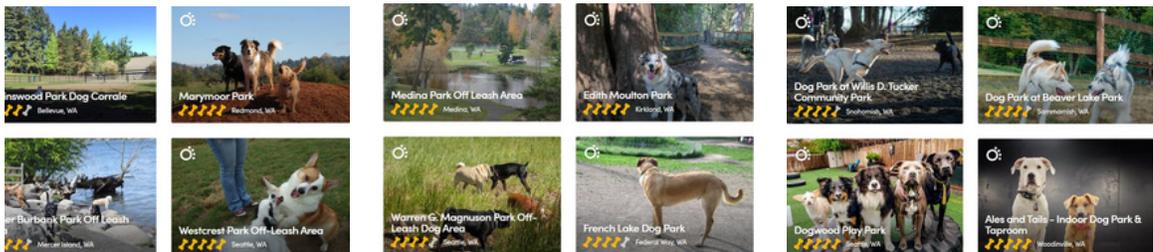


For assistance with barking or unleashed dogs in neighborhoods or parks contact:  
**King County Animal Control (206) 296-7387.**

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

Be sure to check out the "dog bone" ratings ([https://www.bringfido.com/attraction/parks/city/bellevue\\_wa\\_us/](https://www.bringfido.com/attraction/parks/city/bellevue_wa_us/)) for all the parks in the area.

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



Contact us:

Community Association Manager, Farrah Glenn: [Lakemont@MacPhersonsPM.com](mailto: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](mailto: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](mailto: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](mailto: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](mailto:WILDCOMM@dfw.wa.gov) or  
Call: 360-902-2936 Option 1

