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Summer Fire Season

Given all the fires this summer, this handy graphic and article, published in the Seattle Times 8/9/26 by Amanda Zhou (<https://www.seattletimes.com/seattle-news/climate-lab/how-to-protect-your-home-from-a-wildfire/>), is a good reminder for us all to keep our landscaping trimmed away from the house, clean up piles of leaves and needles, mow the lawns, remove dead plants, and limb up trees close to our houses.

King County also has a “Wildfire Ready Toolkit” with great information, an action item checklist, and an evacuation guide.
<https://your.kingcounty.gov/dnrp/climate/documents/wildfire-ready-toolkit/king-county-wildfire-ready-toolkit-2026-05-28.pdf>.

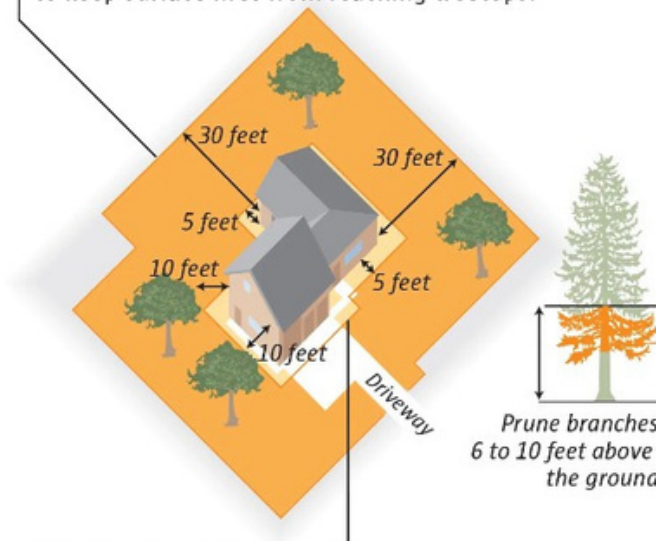
Be aware there is a burn ban until September 30th in King County and throughout the State.

***This Includes outdoor fire pits.**



30-foot zone around home

- Clear vegetation from under propane tanks.
- Keep lawns mowed.
- Prune low tree branches 6 to 10 feet above the ground to keep surface fires from reaching treetops.

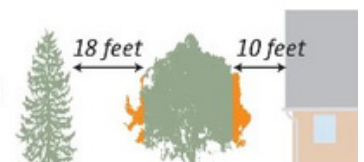


5-foot zone around home

- Clear roofs and gutters of dead leaves, debris and pine needles.
- Replace or repair loose or missing shingles/roof tiles. Cover exterior vents, including attic vents, with 1/8 inch metal-mesh screens.
- Screen or box in areas below patios and decks with wire mesh to prevent debris from accumulating.
- Remove all flammable material (mulch, leaves, pine needles and stacked firewood) from outside walls and from underneath decks or porches.
- Consider fire-resistant materials for roof and siding.
- Consider placing crushed stone or gravel around home.

Tree spacing

- Treetops should be at least 18 feet apart, and more as the slope gets steeper.



Bears In Lakemont Association Community

Two moms & cubs have recently been reported in the community.

Bears love an easy meal. Leaving your can out on any day other than garbage day can become a lovely dinner party for hungry bears.



DON'T FEED the bears or leave sources of food (including suet & bird feeders) or garbage cans available for them, or any the other wild animals who also call this area home, including raccoons, deer, cougars, coyotes, bobcats, crows, and squirrels.

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 translated Washington Department of Fish & Wildlife "Living With Black Bears, Cougars, and other wildlife" and "Living with Wildlife Fact Sheets" for information on wild animals in the area: (<https://wdfw.wa.gov/species-habitats/living/species-facts>).

To report wildlife incidents or property damage go to: WDFW Wildlife Incident Reporting System: <https://wdfw.wa.gov/get-involved/report> or WILDCOMM Communications Center: WILDCOMM@dfw.wa.gov or Call: 360-902-2936, option 1.

To report emergency: Call 911 or Call 877-933-9847 for non-emergency.

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

Upcoming Board Meeting Schedule



- Aug. 17, 2026 - 5 pm @ the US Bank Community Room and via Zoom.
- Sept. 21, 2026 - 5 pm @ the US Bank Community Room and via Zoom.
- Oct. 12, 2026 - 5 pm @ the US Bank Community Room and via Zoom.
- Nov. 16, 2026 **Board Meeting 5 pm & Budget Ratification Meeting 6 pm both via Zoom.**



More information at:
LakemontBellevue.net

*Zoom links and meeting documents are noted on the **AppFolio calendar** or by contacting Farrah Glenn - Lakemont@MacPhersonsPM.com or (425) 458-1568
Call or text between 9 am and 5 pm [11 am to 2 pm are best].*

Contact us: Community Association Manager, Farrah Glenn at Lakemont@MacPhersonsPM.com or call or text (425) 458-1568.

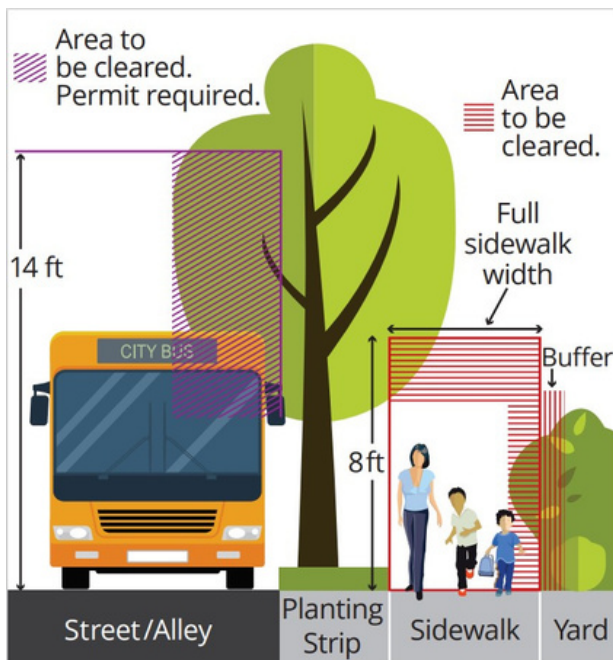
Street Trees in Lakemont

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

WHAT IS THE STANDARD FOR PRUNING STREET TREES?

The City’s handy graphic shows **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.



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

Lot Owners must remove and then replace a **dead street tree** with a 2.5 caliper tree in the SPECIFIC species approved for each neighborhood.

Please reach out to our manager, Farrah Glenn, at Lakemont@MacPhersonsPM.com for the specific tree for your neighborhood.

ADDITIONAL PRUNING ISSUES:

Please trim tree branches hanging over the kiosks and suckers around the base of the trees.

Here are a few examples in circles:



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

YES - If the tree is “6 inches or more 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 LakemontDRB@gmail.com.

2026 Lakemont Board of Directors

The 2026 Lakemont Board of Directors

Officers:

President - John Baringer
Vice President - Mike Witthoft
Secretary - Maria Marshall
Treasurer - June Campbell

Members At Large:

Joanne Sato
Bill Berryman
Jay Thaler

The Lakemont Board of Directors
Wishes to thank

Laurent Vernhes

for his service to the Community in 2025.

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 any landscaping.
- NOT on or under a bench.
- NOT on a construction site.

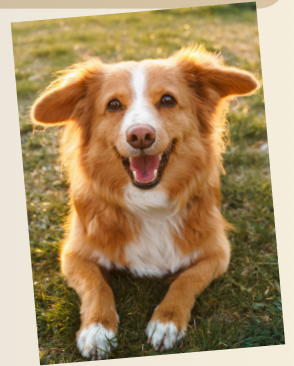
You must pick up your pet's poop and throw it away. Leaving it on the ground is against the law." ~ Pet Waste in Bellevue.

See Bellevue Municipal Code 24.06.125 (& 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.



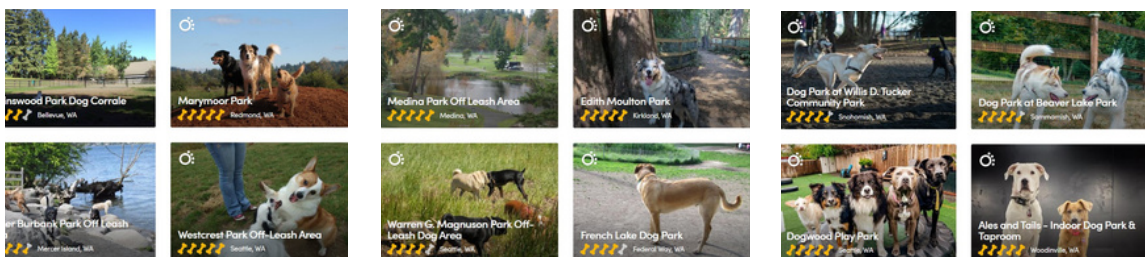
For assistance with barking or unleashed dogs in neighborhoods or parks contact:
King County Animal Control (206) 296-7387.

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/) 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 at Lakemont@MacPhersonsPM.com or call or text (425) 458-1568.

Lakemont Board in Action

Landscaping -

- clearing of dead plants and blackberry along the lower Village Park Drive is ongoing.
- replanting of the lower portion of Village Park Drive is scheduled for August.

Maintenance - Tracts M & K in Wyngate and Tract M in Chandler Park - as currently required by King County Plat to be maintained by the Association - have been seal coated.

Neighborhood Watch - continued efforts to seek volunteers to serve as Block Watch captains.

Mailbox Kiosks -

- the roofs and kiosk frames of over 40 kiosks have been washed and treated for moss.
- the reconstruction of the damaged kiosk roof (in Woodcroft) and conversion of the last cedar roof (in Chandler Park) to asphalt shingles have been completed.

Irrigation - summer monitoring and maintenance are ongoing.

Great Neighbors Make Great Neighborhoods

The Lakemont Association has 14 neighborhoods with 606 homes, 400 apartments, 7 commercial properties, and a wonderful system of trails around and throughout the community.

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 it.

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

Vehicles: Keep vehicles parked in the garage or your driveway, not on the street. Reduce the opportunity for theft & vandalism. Note - two gas siphoning incidents have recently been reported.

Properly dispose of unwanted items: Take them to the King County Transfer Station, or donate to a charity, like Habitat for Humanity. **Do NOT** place items on sidewalks, driveways, landscaping, streets, in private construction dumpsters, or next to the dumpsters at the shopping center.

Yard Waste, Debris, and Leaves: Put yard waste in green bins. Do not dump or blow leaves, branches, or other items into your neighbor's yard, landscape buffer areas, or City property.

MacPherson's Community Management

Our community's manager is **Farrah Glenn** of MacPherson's Community Management. Please send any comments, concerns, and compliments, or questions for the Board or management to Farrah at Lakemont@MacPhersonsPM.com or by phone (call or text) at **(425) 458-1568**. Call or text between 9 am and 5 pm [11 am to 2 pm are best].

Please register on the **online portal - AppFolio**. To see your account balance, pay online, access the governing documents and the Association calendar, file Architectural Review (DRB) applications, and receive emergency and necessary information. There is also a comment form, under "Forms" on the "Shared Documents" section of AppFolio. If you need assistance, **please contact Farrah Glenn**.



Note - after 5 pm and during weekends, MacPherson's Community Management is only available for common area and property emergencies via the after-hours answering service.
Call (425) 747-5900.

Landscape Buffer Areas

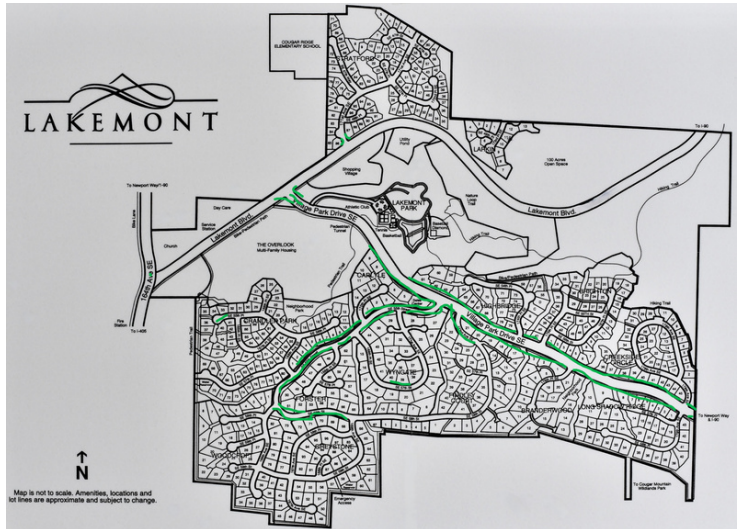
Landscape Buffer Areas in Lakemont:

Planted or wild areas along SE 58th St, SE 55th St, and parts of Village Park Drive between the roads and owner's properties (green on map).



Per CC&R Section 7.7 Landscape Buffer Areas. . .

- NO plants can be added or cut within a Landscape Buffer Area (LBA), without Association approval.
- DO NOT use the buffer area - to remove yard debris, dump/blow yard waste or leaves, stage fencing materials, deliver mulch, or do any other landscaping actions without the express permission of the Board.



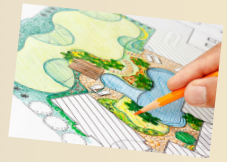
How Do I Get Permission to Make Changes?

To request changes to trees, hedges, or shrubs in a Landscape Buffer Area, use the *Policy For Changes to a Landscape Buffer Area* (found on AppFolio).

If you have any questions or issues with a Landscape Buffer Area, please contact our manager, Farrah Glenn, at Lakemont@MacphersonsPM.com, or call or text (425) 458-1568 [between 9 am and 5 pm (11 am to 2 pm are best)], before taking any actions on property owned by the Association.



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 (but not limited to) all:

- fences,
- roofs,
- windows,
- garage & house doors,
- decks & porches,
- security cameras,
- painting of siding & trim,
- adding rockeries or stone walls,
- playhouses,
- sheds,
- gazebos,
- animal pens & 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.

[Example: 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 and the DRB at LakemontDRB@gmail.com.

Commonly Asked Questions:

WHO DO WE CONTACT FOR AN ASSOCIATION IRRIGATION LEAK, PLANT/TREE ISSUE, BURNED OUT MONUMENT LIGHTS, OR ANY OTHER ASSOCIATION PROPERTY EMERGENCY?

Please send an email immediately to Community Association Manager, Farrah Glenn at Lakemont@MacPhersonsPM.com or call or text [\(425\) 458-1568](tel:(425)458-1568). For evenings & weekend emergencies call the after-hours answering service - (425) 747-5900.

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 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](#) - under "Architectural Review."

If there is a **repair or damage issue** with a mail kiosk, please contact our Community Association Manager, Farrah Glenn at Lakemont@MacPhersonsPM.com or **(425) 458-1568**.

Contact us: Community Association Manager, Farrah Glenn at Lakemont@MacPhersonsPM.com or call or text (425) 458-1568.