WINTER 2026

LAKEMONT COMMUNITY ASSOCIATION NEWSLETTER

WEBSITE: LakemontBellevue.net



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Please read for important information regarding the Association

Bears In Lakemont Association Community



ATTENTION - bears are still moving about, looking for food before their winter sleep.

We have learned of an unfortunate instance of an owner shooting a bear in their yard. According to Fish & Wildlife, at this point the bear has not been found. These officials will keep the Association updated.

BE AWARE - (1) negligently attracting bears is against the law in Washington (**RCW 77.15.790-792**); and (2) It is illegal to discharge any firearm, air gun, or other weapon in a public place (**RCW 9.41.230**).

FISH & WILDLIFE - suggests using bear bells, airhorns, banging on pots, or other means of making noise to encourage bears and other wildlife to continue on their way.

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. If you are unable to keep garbage & compost cans in your garage until the pick up date - PLEASE get bear proof containers.

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 GOT 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 AN EMERGENCY: Call 911 or Call 877-933-9847 for non-emergency.

TO REPORT SICK, INJURED, OR ORPHANED WILDLIFE, INCLUDING BIRDS: WILDCOMM@dfw.wa.gov or Call: 360-902-2936 Option 1

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

Budget Ratification Meeting

Nov. 30, 2026

Board Meeting 4:30 - 5:30 pm
Budget Ratification Meeting 5:30 pm

Ratification packets, with the documents, were mailed to all owners. If you did not get one, please contact Farrah Glenn (Lakemont@MacPhersonsPM.com or call or text (425) 458-1568.

Both meetings will in person at the US Bank Community Room and via Zoom (link in materials and on the AppFolio calendar).

*Zoom links and meeting documents will be noted in the **AppFolio calendar** or by contacting Farrah Glenn - Lakemont@MacPhersonsPM.com) or (425) 458-1568.*

Upcoming Board Meetings

- Dec 14, 2026 @ 5 pm

2027 Meeting Schedule

- January 25 – 5 pm
- February 22 – 5 pm
- March 15 – 5 pm
- April 19 - Board Meeting 5 pm/ Annual Meeting 6 pm
- May 17 – 5 pm
- June 21 – 5 pm
- July 19 – 5 pm
- August 16 – 5 pm
- September 20 – 5 pm
- October 18 – 5 pm
- November 29 - Budget Ratification 5 pm/ Board Meeting 5:30 – 6:30 pm
- December - TBD

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.

Get to Know Your CC&Rs

ADUs, Leases, & Rentals

You may have read in Bellevue's newsletter that the State and City passed new laws for Accessory Dwelling Units (ADUs).

These laws ONLY apply to Associations "created after the effective date of the act," which was July 23, 2023. (FINAL BILL REPORT - EHB 1337). (See RCW 36.70A.699 - [2024 c 321 s 404; 2020 c 217 s 5.]).

Lakemont (created in 1990) CC&R **Section 6.3 Leasing Restrictions** says, "No Lot or Living Unit may be leased or rented by any party for a period of fewer than thirty (30) days, nor shall less than the whole of any Lot or Living Unit be leased or rented."

No short-term rentals less than 30 days or rentals of less than the entire house are allowed in Lakemont.

Firearms in Lakemont

Please note that Lakemont **CC&R Section 6.15 Weapons** says, "No firearms of any kind or nature, including rifles, handguns, bows, slingshots, BB guns, slings, traps, or other like weapon, shall be used or discharged within the Property except by authorized governmental officials. No hunting shall be permitted with the Property."

As noted above, it is illegal to discharge any firearm, air gun, or other weapon in a public place (RCW 9.41.230), unless using reasonable means to protect yourself, family, or property, or coming to the aid of another in imminent danger of, or the victim of, a violent crime. (RCW 9A.16.110).

Help Keep Our Community Healthy and Beautiful

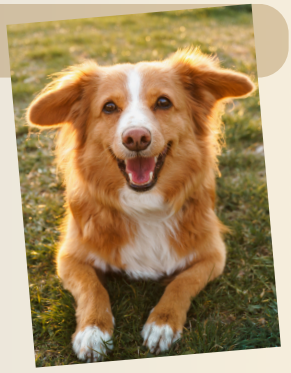
***PLEASE* SCOOP your dog's POOP!**

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.

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

2027 Annual Association Dues

The dues statements will be mailed in December and will be due on January 1st.

Please check your account on AppFolio for any credits or charges which might change the amount due.

Additionally, remember that auto payments need to be adjusted for the correct amount. This is not always an automatic function.

Happy Fall & Winter Holidays

Cooler weather, leaves, and rain mean clogged storm drains.



Please protect your property and our roads from flooding by taking a few minutes to keep the drains clear of leaves.

Holiday Activities & Events

Bellevue Ice Rink - Nov. 13th to Jan 18th.

Issaquah Holiday Tree Lighting (at Village Green Park) - Nov. 19, 2026, 5 pm to 6:30 pm (tree lights at 5:15 pm).

Snowflake Lane - Nov. 27th to Dec. 24th, 7 pm.

Issaquah Caroling at the Depot - Dec. 3rd, 6 pm -7:30 pm.

Issaquah Downtown Menorah Lighting (Front street & Dogwood) - Dec. 14th, 6 pm.

Issaquah Yuletide on Front - Dec. 21st, 1:30 pm - 7 pm.

Association Holiday Lights

The holiday lights are being installed at Stratford, the three Gazebos, and at the front monument.

They will be turned on after Thanksgiving.

For more holiday lights, check out the: **Bellevue Botanical Garden d'Lights** from Nov. 28th to Jan. 3rd, 4:30 pm - 9 pm.

Redmond Lights 2026 -

- Kick-off Event at Downtown Park - Dec. 5th, 4 pm - 8 pm.
- Art + Light at Downtown Park & Esterra Park, Dec. 5th to Jan. 4th.

Porch Pirates

As the holidays approach, and packages start appearing, so do thieves.

If possible arrange for informed deliveries when you are home, picking up packages at secure locations, or coordination between neighbors to watch for packages.



Town & Country Upcoming Events



Gingerbread House Decorating - Saturday Dec. 5th, 10am-2pm.

Holiday Open House & Cheese Roadshow - Dec. 6th, 12-4pm, sharing favorite treats of the season.

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

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. 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.**