



## 2006-2007 Board Members

Greg Hamende – President  
6933 Fringetree Way  
585-1898 Home

Tim Krell - Vice President  
6517 Winterberry Ln.  
529-1193 Home

Courtney Reed – Secretary  
6525 Winterberry Ln.  
585-9115 Home

Sarah Troehler – Treasurer  
6512 Winterberry Ln.  
585-0293 Home

Chris Hall – Member  
6315 Winterberry Ln.  
585-0078 Home

Bill Hunt – Member  
1404 Summershade  
529-5586

## Architectural Committee

Chris Hall  
Greg Hamende  
Bill Hunt  
Tim Krell

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## Mid-Year Association Meeting – April 25

Lake Pointe subdivision is quickly growing. The Board sees a need to increase communication to help all homeowners stay in touch with what is happening in the neighborhood and the larger community.

The Homeowners Association will hold its first-ever mid-year meeting on Wednesday, April 25<sup>th</sup> at The Hope School Learning Center. (The Association holds one annual

meeting as required by the Association By-Laws. This meeting generally occurs in October.)

The purpose of the mid-year meeting is to share information about issues affecting our community, such as the possibility of starting a Neighborhood Watch program.

Please plan to attend this meeting.

**Time**  
6:30 p.m.

**Location**  
The Hope School Learning Center, 15 E. Hazel Dell Lane

**Topics of discussion**

- Neighborhood Watch program
- Southwind Park (being built at 2<sup>nd</sup> St. and Southwind)

## Detention Ponds Help Prevent Flooding *City Engineer explains role of ponds at Annual Association Meeting*

An engineer with the City of Springfield Office of Public Works attended the 2006 Association Annual Meeting to explain the role of detention ponds in subdivisions and why maintenance is necessary.

“Detention ponds mitigate the effects of storm water runoff flowing from driveways, streets, curbs and houses by collecting and releasing water at a controlled rate,” engineer Curt Cassidy, said.

“Developers are required to submit to the City a plan that shows how water will be managed in a new subdivision” before plat and zoning are approved, he said.

### Lake Pointe’s Ponds

Lake Pointe Subdivision has two detention ponds – the “upper pond” located between North Cotton Hill and Winterberry Lane, and the “lower pond” that separates Lake Pointe Subdivision from Lake Pointe Apartments. Proper maintenance of these ponds is now a requirement of the Association.

The Association currently hires a contractor to treat the upper pond to control algae and water quality.

Maintaining detention ponds is critical to enabling the ponds to function optimally, Cassidy said. Fountains or aerators can be

helpful for maintaining water quality, he added. Without aeration, the fish will die and moss eventually will coat the ponds, providing a swamp-like area conducive to mosquito nesting and the diseases that come with it.

To ensure the health of Lake Pointe’s ponds, the Board will be seeking information on fountains, aerators and other means to cost-effectively maintain pond health. The Board, in its due diligence, will conduct a cost/benefit analysis of options available to the Association.

## Lake Pointe Garage Sale – May 19

The Lake Pointe Association Board has moved the subdivision’s annual garage sale from June to May to get a jump start on summer!

As in the past, the Association will take care of advertising by posting signs and publishing an ad in the State Journal-Register.

All you have to do is clean out your closets and open your garage on Saturday May 19 from 7 a.m. to 12 or 1 p.m.

### **FREE yard waste bag collection ...**

Public Works provides free yard waste collection in April and November. No stickers are required during this time. Place waste (grass clippings, leaves, brush/sticks of pencil size or smaller) in a waste bag or container labeled “Yard Waste” in large letters. Waste in plastic bags will NOT be collected.

## Annual Assessment Under Review

Lake Pointe Subdivision has grown to about 250 homes. Since the Association was created in 1994, Lake Pointe’s \$30 annual assessment has remained the same.

In comparison, other like-subdivisions have increased their assessments proportionately over the years to cover costs and savings plans. These subdivision owners pay an average of \$125 per year.

The covenants require any new member to pay a one-time \$100 “Entering Membership Fee.” When many new families were moving in, the \$100 fee helped supplement annual maintenance costs. This is one reason the Association has kept the assessment at \$30 for so many years.

Now, Lake Pointe is nearing completion. As the number of entering members slows, the \$30 assessment no

longer covers the cost of subdivision maintenance and capital improvements.

The Board holds responsibility for ensuring the Association’s financial viability. As such, Board members are reviewing short- and long-term income/expenditure projections to determine an assessment plan that meets the needs of the Association.

## Reminder: Association Restrictive Covenants & By-Laws

Each Lake Pointe Homeowner should have received a copy of the “Lake Pointe Subdivision Restrictive Covenants and By-Laws” document at closing.

Now that spring is here and summer is on its way, here is a reminder about some key covenants.

### **Submission of improvement plans (p. 15, 8.3.A & B)**

Prior to any improvement on or alterations to a lot, homeowners must submit two sets of plans to the

Association Architectural Committee.

Common property improvements or alterations that require approval include:

- swimming pools
- fences
- storage sheds
- patio covers.

Please mail plans to the address on this newsletter. The Committee is required to respond within 30 days.

### **Limited storage (p. 18, 8.8)**

Boats, trailers, campers and vehicles cannot be stored

outside. *Note: Parking trailers on public streets is against City Code.*

### **Animals (p. 19, 8.15)**

Pets must be kept from disturbing other homeowners.

*Note: Unrestrained animals are against city code. Owners are subject to a minimum fine of \$50 for the first offense.*

### **Maintenance free exteriors (p. 16, 8.3.C.3)**

All exterior buildings must be constructed with maintenance free material, such as siding or brick.

### **Landscaping (p. 16, 8.3.C.5)**

Two trees with trunks two inches in diameter must be planted in the front yard.

\* \* \*

Please be courteous to your neighbors and help maintain property values by adhering to these Covenants and others outlined in your By-Laws document.

If you did not receive a copy of the document or have misplaced yours, please contact Greg Hamende, Association president, at 585-1898.