



2005-2006 Board Members

Greg Hamende, President
6933 Fringetree Way
585-1898

Tim Krell, Vice President
6517 Winterberry Lane
529-1193

Courtney Reed, Secretary
6525 Winterberry Lane
585-9115

Byron Pempek, Treasurer
6712 Phlox
529-1643

Dick Bradley
6709 Phlox Drive
585-9053

Annette Gaddis
1412 Meadow Rue Drive
585-8803

Chris Hall
6315 Winterberry Lane
585-0078

Architectural Committee

Dick Bradley
Annette Gaddis
Chris Hall
Greg Hamende
Tim Krell

Send written requests to:
Lake Pointe Association
Architectural Committee
P.O. Box 9767
Springfield, IL 62791-9767

Association Covenants and By-Laws Following guidelines helps preserve property value

Homeowners at the 2005 Annual Lake Pointe Association meeting asked Board members to enforce the Association's covenants more actively.

This newsletter highlights specific issues that Association members say need to be addressed, and uses language from the Covenants document. This may seem cumbersome, but it is important for members to know that these rules and expectations come from the official Covenants document and are not set by individuals within the Association or Association Board members.

Submission of plans for improvement (p. 15, 8.3.A)

"Prior to any Improvement ... on any Lot ... the owner (must submit) to the Architectural Committee for approval ... two sets of plans." *(Note: The Committee must respond within 30 days.)*

Important Note!

Each Lake Pointe homeowner should have received a copy of the "Lake Pointe Subdivision Restrictive Covenants and By-Laws" document at closing. If you did not receive one, or have misplaced yours, please contact Greg Hamende, Association President. Please be courteous to your neighbors and help to maintain property values by adhering to these Covenants.

Submission of written requests for alterations (p. 15, 8.3.B)

"No alterations ... which in any way alter the exterior of any Lot ... shall be ... made ... without the Owner submitting a written request (to) the Architectural Committee."

Note: Common property improvements or alterations requiring approval from the Association Architectural Committee include:

- Swimming Pools
- Fences
- Storage sheds
- Patio covers

See **Covenants**: page 2

Mark your calendars!

June 10 – Annual Lake Pointe Garage Sale, 7 a.m. to noon
The Association will post signs and an ad in the State Journal-Register.

October 11 – Annual Meeting, Lake Pointe Homeowners Association,
6:30 p.m. (location information will follow).

Covenants: from page 1

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

"All exterior buildings shall be constructed with maintenance free exterior siding, stone, brick or some other maintenance free material."

Landscaping – p.16, 8.3.C.5

"All landscaping plans must include two trees with trunks at least two inches in diameter in the front yard."

Animals – p.19, 8.15

"... domestic pets shall not be permitted to cause or create a nuisance, disturbance or unreasonable amount of noise which may affect any Owner."

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

No Nuisance – p.19, 8.16

"... nor shall anything be done (that) may become an annoyance or nuisance to the neighborhood, disturb the peace and quiet thereof, or annoy any occupant of the neighboring property."

Information to know

Ald. Frank Edwards	529-0973
Animal Control	535-3065
Building & zoning	789-2171
City clerk	789-2216
City code enforcement	789-2375
CrimeStoppers	788-8427
Curbside recycling	522-9317
Electrical outages	789-2121
JULIE	800-892-0123
Police non-emergency	788-8311
Public Works	789-2246
Ditch mowing	
Limb pickup	
Street repair	
Street light repair	789-2121
Water outages	789-2323

View Springfield ordinances at www.municode.com/resources. Choose the state of Illinois, then the city of Springfield.

REMEMBER: Please contact the Board if you need a copy of the Covenants. We'll deliver it to you.

Taking Care of Our Common Areas As We Grow

The Association received competitive bids on maintenance of common areas and the upper detention pond.

Springfield Lawn Barber will mow, weed and provide general upkeep for all common land areas, including the subdivision entrance at Hoecheater and North Cotton Hill.

This summer the Association will begin to clean up and maintain the common area across from the upper detention pond on Winterberry Lane. Lawn Barber will remove trash, concrete blocks and other construction waste, and will mow and clean regularly.

Thank you ...

to our neighbors who helped care for and clean up the Lake Pointe entrance at Hoecheater this spring!

Member fees, Assessments

New homeowners must pay a \$100 entering membership fee and a prorated annual assessment. Annual assessments for the period of October 1, 2005, to September 30, 2006, are \$30.

Make checks payable to Lake Pointe Homeowners Association and mail to P.O. Box 9767, Springfield, IL 62791-9767. If you have questions about the status of your account, please contact Byron Pempek, Treasurer.

Be a good neighbor!

Drive slowly and be attentive – kids and adults are at play.

Keep pets on leashes and please pick up after them.

Dispose of grass clipping appropriately. Better yet, find a neighbor who could use them to mulch.

Open the dialogue ... share your concerns ... work it out.

Pick up trash when you see it, and talk to construction workers about bagging their trash.