

Spring 2010  
Newsletter  
Div. 1, 2, & 4a.

# Lakeland Hills HOA

## Board of Directors

Curt Johnson  
Ron Girdler  
Jeff Austin

## Officers

President  
Curt Johnson

VP  
Jeff Austin

Secretary  
Pam Johnson

Treasurer  
Ron Girdler

ACC Chair  
Mary Jo Dennis

Welcome Chair  
Kathy Price

*Includes information on the following topics: Auburn City Clean Sweep, ACC Reviews, Speeding, Annual Garage Sale, Pressure Washer, New E mail addresses, HOA Volunteers needed.*

## Volunteers needed

I would like to extend an open invitation to you regarding volunteer opportunities with Auburn's Clean Sweep project scheduled for Saturday, May 8.

This community-wide volunteer effort will focus on major clean-up and beautification efforts in two areas in Lakeland Hills

**Projects: Kennedy Street – Kennedy Loop median weed and shrub pruning**

**PSE trail from Mill Pond Drive to Lakeland Hills way**  
**You can register for Clean Sweep by contacting the following volunteers:**

Project: Kennedy Street – Kennedy Loop median weed and shrub pruning

MaryJo Dennis  
(253) 833-9266

Project: PSE trail from Mill Pond Drive to 51st Street:

Dave & Sandy Peace  
(253) 735-2486

If you have additional questions, please let me know. Many thanks to all of you for any support you can provide.

Curt Johnson  
LHHA President  
(253) 939-4888

## Annual ACC Home Reviews

### Spring Home Assessments

The Lakeland Hill HOA Architectural Committee will be doing the spring walk around in the next few weeks. This process was established to maintain the value of our homes and keep in line with the ACC guidelines.

### Inexpensive Items to Make Your Home Shine This Spring:

Prune shrubs, trees, remove dead foliage and weeds.

Mow and edge lawn.

Clean gutters, downspouts, and inspect for proper drainage.

Clean sidewalk of obstructions.

Touch-up paint on door jams, garage doors, etc.

Replace or repair broken screens.

Power wash driveway and sidewalk and remove weeds.



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*"The majority of people stopped for speeding in your neighborhood **are** your neighbors."*

Pete Lewis  
Auburn Mayor

## Neighborhood Speeding on the increase

There has been an increase of vehicle speeding reported on Mill Pond Loop and on the other streets within our HOA.

Most of the traffic on our streets (with the exception of Mill Pond Drive) is residents or visitors of residents.

Please observe the speed limit and remind your friends and neighbors that there is a 25 mph. speed limit on the residential roads of our neighborhood.

## Annual Garage Sale date moved to May 15, 2010

The annual garage sale date has been moved due to scheduling conflicts with the City of Auburn Clean Sweep activities scheduled for May 8<sup>th</sup> in our neighborhood. This new date coincides with the All Lakeland garage sale date.

## Pressure Washer available for HOA member use

To help you with your efforts to keep your property looking clean, your HOA has purchased a heavy duty pressure washer with the necessary tip to make the job as quick as possible. Complete operating instructions are included with the tool, all that you need to supply is gas, water, and a little energy. The pressure washer is available to HOA members in good standing. Call Jeff Austin at 253-833-8296 to reserve a date. Please leave a message.

## HOA Volunteers needed

Many changes are in the works within our Association and with these changes, the need for higher levels of volunteerism to make us successful. We are creating a position identified as an "Area Team Leader". There is a need for several of these individuals that will serve in designated areas of the association to coordinate work projects, facilitate communications and ensure issues larger than a single residence get the correct levels of attention. This assignment will span one "Team Leader" for approximately every fifteen to twenty homes. We are also expanding the need for additional ACC Area Representatives to perform the individual home evaluations, this task has been accomplished by four or five individuals but we would like to see it expanded to about ten, to help simplify the task for participants. Another new assignment is the need for one individual to serve as our "new" power washer coordinator. Several other positions will be discussed in future publications of our "new" news letter and will also be published in the near future on our "new" website.

APPLICATION: ADDITIONS AND/OR ALTERATIONS  
For LAKELAND HILLS HOMEOWNERS'  
To: ARCHITECTURAL CONTROL COMMITTEE  
P. O. Box 1491, Auburn, Washington 98071-1491

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INSTRUCTIONS: For detailed instruction and requirements please refer to the covenants and restrictions. No application will be reviewed without complete information and/or plans being provided.

1. Name \_\_\_\_\_  
Div: \_\_\_\_\_  
Lot: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_(home) \_\_\_\_\_(work)

2. Description of work: (ATTACH DRAWING WITH DIMENSIONS)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated start date: \_\_\_\_\_

Estimated completion date: \_\_\_\_\_

3. ACKNOWLEDGMENT OF APPLICANT: This application is presented to comply with the architectural controls, covenants, and restriction that apply to all lots of Lakeland Hills Division 1, Division 2, and Division 4A; and govern the procedure of undertaking additions and/or alteration to my property.

Owner(s)  
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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FOR ACC USE ONLY:                      Approved                      Disapproved  
Date: \_\_\_\_\_

Conditions of Approval:



**Please remember to respect the:  
25 mph Speed Limit.**

10pm-8am  
Neighborhood  
Quiet Time.

**UPCOMING  
EVENTS**

May 8,2010  
CleanSweep

May 15, 2010  
Neighborhood  
Yard Sale.

Month of May  
Yearly ACC  
Home Reviews

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**We're on the Web!**

See us at:

**www.auburn  
lakelandhills.org**

## **Volunteer Profiles**

At this time I would like to take this opportunity recognize and to thank all of the volunteers for their commitment to the Lakeland Hills HOA. Specifically I would like to thank Pam Johnson for her dedication as our Secretary. Pam takes her role seriously and has demonstrated her value to our community by keeping our focus during many discussions in our Board of Directors meetings, and keeping excellent records....

Ron Girdler has done an outstanding job on the Board of Directors and most

recently taken on the position of "Treasurer". On the BOD, Ron has developed job roles and responsibilities for each and every volunteer opportunity which really helps in clearly communicating the roles of the volunteer.

Jeff Austin has done a terrific job as our VP. Jeff has taken on the role of the Chief Editor of our new website, [www.auburnlakelandhills.org](http://www.auburnlakelandhills.org) and our newsletter.

Curt Johnson

## **New Website and E mail addresses**

A new website that will be maintained with current HOA information as well as the current Bylaws, Codes,Covenants,& Restrictions, and ACC regulations should be completed by June, 2010.

There are two new HOA e mail addresses for residents to use when communicating with the HOA.

The first address:

**acc@auburnlakelandhills.org** should be used for all correspondence regarding your home's structure. This would include all exterior repainting and repair, as well any questions regarding the Yearly ACC reviews.

The second address:

**info@auburnlakelandhills.org** should be used for all other correspondence with the HOA.

## **About Our Organization...**

The Lakeland Hills Home Owners Assoc. Divs. 1,2,and 4a is the oldest active HOA in Lakeland Hills, Auburn, WA. Established in the late 1980's when the area was first developed, our HOA consists of 166 homes spread out on the north slope of the original hill area of

Lakeland Hills. Residences within our HOA are still a desirable place to invest and live in. LHHA has many opportunities for members to become involved in the community. Please e mail **info@auburnlakelandhills.org** for a listing of current volunteer positions.

