

# LAKEWOOD HILLS HIGHLIGHT

Published for the residents of Lakewood Hills Improvement District  
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## LWH BOARD OF DIRECTORS

Christopher Cain, President; Tish Hutchison, VP/Treasurer;  
Jami Hunter; Secretary

**Office Clerk:** Jessica Miller

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**Office Hours:** Mon-Thurs 8:30 am – 12:30 pm.

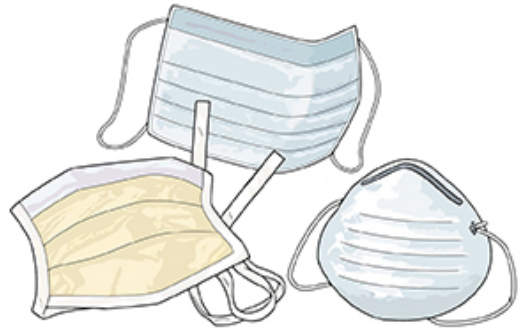
Closed Friday

**LWH website:** lwhid.org

**SEWER EMERGENCY CALL:** 785-633-7224

**WATER EMERGENCY CALL:** 785-224-6440

**ANNUAL BURN PERMIT CALL:** Maxine: 785-691-5327



We received more masks from Jefferson County Emergency Management!! So, if you want/need some swing by or call the office. Each household is allowed 5 surgical, 5 cloth and 10 N95's. If your family is in need of masks please let the office know so we can get some to you and your family. Thanks!

**Monthly Directors' Meeting:** The February Board of Directors meeting was held on **February 2, 2021 @ 7:00 PM** at the clubhouse with social distancing requirements per CDC and Jefferson County. Masks will be available to all attendees if you don't already have one. Hand sanitizer will also be available for all to use as well. March board meeting will be held on March 2, 2021!

**Quarterly Directors' Meetings for 2021:**  
January 5, 2021; April 6, 2021; July 6, 2021,  
October 5, 2021 and

**Monthly meetings:** Are held the 1<sup>st</sup> Tuesday of each month at 7:00 pm at the community building. Other special meetings are scheduled as needed at a time convenient to the board.

**Meeting Minutes:** Meeting minutes are made available within a week after the meeting date. Once completed they are e-mailed to those on the office e-mail list as well as uploaded to the LWH website. Copies can also be obtained anytime upon request at the office.

**New Resident??** If so, please feel free to stop at the office and pickup our general information packet. Includes basic information for our neighborhood like phone numbers, rules/regs, building permits, etc.

### **LWH Phone Directory:**

The 2020 LWH phone directory is completed!! If you would like a printed copy **PLEASE** contact the office and we can get one printed or emailed to you. Thanks everyone.



- See back page for details regarding future pool renovation updates.



## **Pool Renovation Updates**

**Pool Renovation Updates:** The board has discussed information regarding pool renovation updates. Included in their discussion were the budget and/or cost for the renovation, the projected outcome as well as future plans beyond this year. The board discussed the previous renovation cost estimate of \$50,000 which was to have a contractor come out and fill in the existing pool then the other \$75,000 was to put in a smaller pool liner and change the location of the pool all together. That decision was an obvious one. Although, after the work of the maintenance team, pool committee and other amazing community members/volunteers a new renovation estimate was presented to the board during the February board meeting. This work would be mostly done ourselves. So, after reviewing the estimate and understanding what actually needs to be done to bring the pool to a functional state the board discussed putting a budget of \$10,000 on the renovation project at this time. This \$10,000 is the projected project outcome cost and below are the things that will be included in this **Phase 1** of renovation.

- New concrete (Decking area)– on the north end between the pool and the building
- Expansion joints – where the new concrete will be poured
- New wiring of the pump house
- Purchase and replace pool skimmers x4
- Tile work
- Paint
- New Ladders
- Fixing/making bathrooms more accessible to everyone (not just during pool season)
- Possible slide if budget allows

There have been some terms set by the board regarding this renovation. There will be a paper ledger at the office that will show all pool expenditures. This will be open for all residents to request to see at any time with transparency in mind. There is **NOT** a timeline as to when this project will be completed because our maintenance guys will be doing the majority of the work. This work will be done during their normal working hours as time allows. Sewer calls, road issues and other normal daily tasks will take precedence over the pool renovation. Community workdays might be scheduled to allow volunteers to help if something of that nature were to arise.

The \$20,000 line item for the pool will be placed back into the budget for 2022 to ensure taxes **ARE NOT** raised for the residents. This line item was removed from the 2021 budget but the funds were not spent in other places so adding it back in for next years' budget will not have an effect on anyone's taxes. The board also wants to note that we have been required to continue to pay insurance on the pool regardless if it has been open or not due to it being a liability issue. The board approved the transfer of \$10,000 from the general fund to the pool/park fund to use for phase 1 of the pool renovation.

## **Sewer Bond Updates:**

**USDA Bond Updates:** Over the last few months we have had good conversations with USDA and with our attorney. Things seem to be moving in a forward direction regarding the progress and getting help from USDA regarding our sewer bond issues. In recent months, we have submitted all of our most recent financials including our 2019 profit and loss sheet showing income and expenses, our 2019 audit report as well as an excel spreadsheet that shows the vacant lots with delinquent taxes and the county owned lots. These are funds that we as a district could be receiving but are not. The vacant lot delinquency is in excess of \$500,000 alone. With this information hopefully they will be able to understand why it is so important to the board and to the district as a whole that we get help with this issue. We will keep everyone posted as more information becomes available.

• HAPPY •  
*Valentine's  
day*

**24/7 Emergency Sewer Hotline:**

**(785)-633-7224**