

LAKEWOOD HILLS HIGHLIGHT

Published for the residents of Lakewood Hills Improvement District
March 2021 Editor: Jessica Miller

LWH BOARD OF DIRECTORS

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

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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 still have masks available at 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 March Board of Directors meeting was held on **March 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. **April board meeting will be held on April 6, 2021!**

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

Monthly meetings: Are held the 1st 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.

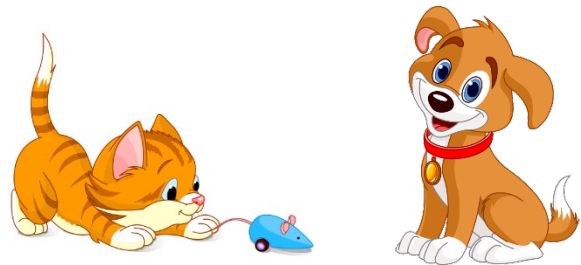
New Resident?? If so, please feel free to stop at the office and pickup our general information packet. Includes basic information for our neighborhood like phone numbers, rules/regs, building codes, etc.

LWH Phone Directory:

The 2021 phone directory is being worked on. Please fill out and return the **opt out** form if you do NOT wish to be included in the directory. Thanks!

- ❖ **LWH Burn Pile:** Starting in **April**, the burn pile will be open on the 1st and 3rd Saturday of each month from 10am – 3pm. It is currently open Mon-Friday from 7am – 3pm while the maintenance crew is here.

ANNUAL PET REGISTRATION **NEXT MONTH!!!!**



APRIL is the month for annual pet registration. \$4 fee will be added to invoices **NEXT** month for each pet on file. Please let the office know if anyone has had a change in pet(s) since last year. The office must keep records of rabies vaccinations on all pets. Registration forms will go out to those we need information from. If you have had a change and need a form let the office know so we can get one to you.

THANKS!!

New information for 2021

1. Emergency plan form
 - Please fill out and return to the office. This will help us make sure everyone in the district is accounted for in the case of a natural disaster.
2. LWH phone directory form
 - Please fill out and return form and select if you would like to be included in the 2021 phone directory for LWH.
3. Building Codes update
 - Our building codes have been updated to include carports and the egress window requirement for new construction. Let the office know if you need a copy. If not, the new codes will be available on the LWH website. (lwhid.org)
4. Trash Service
 - We are currently looking at the contract with WM and waiting on information from a new company. We will keep you posted on any NEW information regarding our trash services.
5. Pool access for summer
 - ❖ IF THE POOL renovation progress goes well and gets done in time for it to be open this year. The following information will be good to know for all homeowners.

~ The office will provide all homeowners with a yearly pool pass

~ In order to receive a pool pass, you **MUST** be current on sewer fees or have a payment plan in place and be current with said payment plan.

The pool/park fund spreadsheet is available at the office for all to see. It is updated accordingly if/when purchases are made for the pool/park renovations.

Sewer Bond Updates:

USDA Bond Updates: The board has submitted yet another letter to USDA regarding the ongoing extreme costs that the district is incurring regarding our aging and failing sewer system. The latest cold winter weather we had really did a number on the sewer system throughout the district. We had several sewer main lines freeze underground this time due to the lines not being installed correctly as well as not being up to code. This cost the district over \$2000 in repair costs in just those two weeks that we had the extreme cold weather. This does not include the everyday stuff that continues to fail. This again is just another reason why the board is trying their hardest to work with USDA and our attorney to formulate some kind of immediate plan to help the district combat these issues. At the same time, they are also trying to formulate a long-term plan for the district to prevent these same issues from continuing for another 20+ years.

Things coming for spring/summer

- ❖ New grill will be installed at the park for community use.
- ❖ Volleyball net and tether balls will be installed and ready for use.
- ❖ Road work to come in the near future. Road materials have been purchased and are on-site for road work to begin as weather permits. **If you have a maintenance request please send in a request form to the office so we can get it to the maintenance department.**

