

Lakewood Hills Improvement District General Information Sheet - 2017

BUYING OR SELLING - If you buy or sell property in Lakewood Hills, you should check at the office **before closing** on the property. All fees and assessments must be paid to get a clear title.

DIRECTORS MEETINGS - District 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. Regular monthly meetings are posted on the signboard in front of the office and are posted in the community newsletter the *Lakewood Hills Highlights*.

SECURITY - Lakewood Hills is protected by the Jefferson County Sheriff's Department. Please call 911 if you have any safety concerns or see anything out of the ordinary. Lakewood Hills also has an active Neighborhood Watch Program.

TRASH SERVICE - Curbside trash service is provided by Lakewood Hills. All households must use the trash service provided by Lakewood Hills. Call the office to start or stop service. The trash company will pick up large items, furniture, carpet, etc. but may charge a fee for pickup.

SEWER SYSTEM - Lakewood Hills operates on a low-pressure sewer system. Each residence is equipped with a grinder pump inside a reservoir located on their property. The sewer system, including pumps and reservoirs, is owned and maintained by Lakewood Hills. **New residents** should contact the Lakewood Hills office to have the grinder pump checked **prior** to occupancy. The cost to repair grinder pumps damaged by misuse is the responsibility of the homeowner. Each pump has a warning light and alarm that should sound if a problem occurs. Call the sewer hot line immediately (785) 633-7224.

SEWER FEE - A sewer fee of \$75.00 per month per residence, (Homeowners are invoiced) is invoiced on the first of each month and is due by the 20th of the month billed regardless of occupancy. The sewer fee is used to maintain and pay for the sewer system.

LATE FEES - A late fee of \$10.00 will be assessed on all sewer service accounts not paid in full by the 20th day of the billing month.

PAYMENTS - Payments may be mailed to the office, paid in person during office hours, or left in the drop box under the office window. We are unable to accept credit card or debit card payments.

ASSESSMENTS - All assessments are included on the yearly county tax statement. Yearly Road Assessment: \$140.00 for the residential lot and \$80.00 on all other lots. Yearly General Assessment: \$50 per residential lot and all adjoining lots owned by that same person(s); \$250.00 on all other vacant lots. Yearly Sewer Assessment: \$140.00 on vacant lots. A vacant lot is any lot not adjacent to a residential lot owned by the same person(s).

ANIMAL CONTROL - **Please keep your pets under control at all times and their rabies vaccinations current.** All pets must be registered with the Lakewood Hills office. A pet registration form is to be filled out and submitted to the office with proof of rabies vaccination and the \$4.00 registration fee per dog or cat. A \$4.00 per pet fee is due in April each year. All dogs are issued a Lakewood Hills Identification tag at registration.

BUILDING CODE & ORDINANCES - A Lakewood Hills Building Permit is required for all types of construction including fences. Lakewood Hills has Ordinances, Rules and Regulations and By-Laws.

BURN PILE - Brush and tree cuttings may be taken to the Lakewood Hills burn pile, if the gate is locked, please go to the office for a key.

SPEED LIMIT - 25 mph

WEBSITE - lwhid.org

CONTACT - The office is generally open M-Th 9:00am to 3:00pm. Phone: 785-876-2259. Address: 9125 Lake Hills Road, Ozawie, Kansas 66070. Fax: 785-876-2413. Email: clerk.lwh@gmail.com. Emergency sewer number: 785-633-7224 to report sewer/grinder pump alarms or problems. Emergency water number: 785-224-6440 to report water breaks or loss.

RESOLUTION NO. 2011-5
A RESOLUTION ESTABLISHING A REQUIREMENT TO CONNECT TO THE LAKEWOOD HILLS IMPROVEMENT DISTRICT SEWER SYSTEM

Whereas, the Board of Directors of Lakewood Hills Improvement District has determined that it is advisable for the health and welfare of the inhabitants of the District to construct and operate a sanitary sewer system within the Improvement District; and,

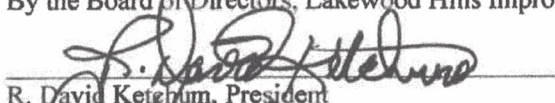
Whereas, the District, with the consent of the residents of the District, has expended funds and committed to the issuance of both general obligation and revenue bonds to fund the construction of the sewer system based on financial assumptions that included the use of the system by landowners within the District at rates established by the Board of Directors which will be sufficient to operate and maintain the system as well as retire the District's bond obligations.

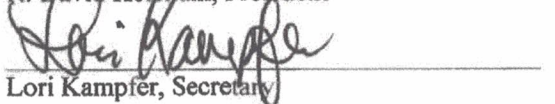
NOW, THEREFORE, it is resolved by the Board of Directors of Lakewood Hills Improvement District as follows:

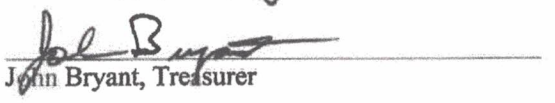
1. That any person residing in an existing structure or constructing a structure for residential use shall be required to connect to said sewer line at such persons own expense and thereafter pay for sewer service at the rate or rates then established by the Board of Directors of Lakewood Hills.
2. That such connection to the sewer line shall be performed in accordance with construction specifications adopted by the Board of Directors which shall establish the responsibilities of both the landowner and the District, and which shall establish ownership rights to the installed lines, pumps, motors and other facilities.
3. That such person shall grant an easement to the Improvement District to allow for the construction, operation, maintenance and repair of the sewer lines, pumps, and other facilities, including the right of access of district personnel or agents at all times to install, maintain, operate and repair the facilities.
4. That no resident shall dispose of sewage or other wastewater in any other manner than by connection to the Improvement District sewer system.
5. That if any person, firm, corporation or other entity using the sewer system neglects, fails or refuses to pay the charges so fixed by the board of directors of the district those charges shall be placed on the tax roll for collection and shall become a lien upon the real property so served.

This resolution supersedes Lakewood Hills Improvement District Resolution No. 2006-4 dated June 9th, 2006 and is in effect immediately thereafter.

Adopted this 24th day of August, 2011
By the Board of Directors, Lakewood Hills Improvement District


R. David Ketchum, President


Lori Kampter, Secretary


John Bryant, Treasurer



DELTA HESTON, REGISTER OF DEEDS
JEFFERSON COUNTY, KS
RECORDED ON
09/02/2011 12:09:54PM
REC FEE: 8.00
0.00
* 2 0 1 1 R 2 1 1 9 1 *
2011R2119

3rd minute on back