

Lakewood Hills Improvement District

General Information Sheet – 2023/2024

Office Hours: Mon-Thurs 8:00am – 3:00pm
Office Email: clerk.lwh@gmail.com

Office Phone: 785-876-2259
LWH website: lwhid.org

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 \$95.00 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. 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 owned by a non-resident individual or company.

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.

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 contact the office for assistance.

SPEED LIMIT – The neighborhood speed limit is 25 MPH. Please be cautious of residents walking and kids playing while commuting through the neighborhood.

BE IN THE KNOW: Lakewood Hills has 2 Facebook pages that are utilized for informational purposes from LWH staff to residents as well as neighbors talking to neighbors. Find pages on FB and request to join each group so you can be in the know.

- **1st Facebook group: Lakewood Hills News**
- **2nd Facebook group: Lakewood Hills – Perry Lake Resident page**