

# The Lakewood Villages Voice

A publication of the Lakewood Villages Neighborhood Association  
[www.neighborsoflvna.com](http://www.neighborsoflvna.com)

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## Lakewood Park Lock Codes



Lakewood Village residents may obtain the key code for the locks on the restrooms and tennis courts by visiting [www.neighborsoflvna.com](http://www.neighborsoflvna.com) and selecting the lock icon on the home page. In order to receive the code, you must include your name, address, telephone number and e-mail. If you do not have access to the Internet, you may call Sherry Fletcher at 991-4187 and leave a message. Plan ahead—it will take up to 48 hours to receive the code by return e-mail or telephone call. Codes will only be supplied to residents of Lakewood Villages.

**Please do not share these codes with non-residents.**

## Pool Committee Report

Although residents indicated interest in adding a swimming pool to the community, the SID underwriters have postponed any action until the SID debt has been reduced.

## Join Lakewood Villages Neighborhood Association

Lakewood Villages Neighborhood Association (LVNA), the official voice of the residents of Lakewood Villages, is a voluntary-membership organization open to all residents including members of the Town Home and Lake Associations.



Any requests to the SID Board of Trustees for changes, improvements or government action must be submitted by the president of the LVNA.

The current officers are: president: Jimmy Carter; treasurer: Dale Richter; secretary: Tiffany Danko; member at large: Victor Harms. Contact information is available on our website.

Dues are only \$25 per year. LVNA represents the interests of the residents for their health, recreation, welfare and enjoyment of Lakewood Villages.

New members are accepted throughout the year, however the official membership drive comes to an end May 9. If you would like to be included in the directory (and any services your children are interested in providing, such as baby sitting or snow removal) you must join now. Additionally, anyone wishing to advertise in the directory should e-mail a copy of their business card or business card ad no later than May 9 to [exfirstfamily@cox.net](mailto:exfirstfamily@cox.net). The cost is \$10 for members and \$25 for non-members. Membership forms can be downloaded from our website at [www.neighborsoflvna.com](http://www.neighborsoflvna.com)

## Street Sweeping Scheduled

The SID has contracted to have the streets and trails swept of sand and gravel and expects the service at any time.



## Speeding and Running Stop Signs Continue to Be a Problem

A neighborhood Traffic Safety Committee is forming. If you are interested in participating, please contact Mike George at 614-1349.

## Neighborhood Plant Sale and Safety Fun Day Is May 17

The Fourth Annual Lakewood Villages Plant Sale will be held on Saturday, May 17, from 8 a.m.–1 p.m. (rain or shine) at the corner of Timberridge and Maass Road. Greenlife Gardens will again be selling trees, shrubs and flowers. Last year their knowledge and suggestions helped many new residents plan and complete their landscaping. A portion of the proceeds will be donated to the neighborhood. LVNA members receive a discount on all plants and trees.



**Come up to Lakewood Park 2-4 p.m. for our first ever Safety Fun Day. Members of the Sheriff's Department and Fire Department will be on hand with information on bike safety and poison control. The afternoon will include games, activities and treats for neighborhood kids. Volunteers are greatly needed for this event and the Plant Sale. If you can help, please contact Jimmy Carter at [exfirstfamily@cox.net](mailto:exfirstfamily@cox.net)**

## New Bellevue School Update



The Bellevue School Board will review bids for construction of the new elementary school in Lakewood Villages at its next meeting. Once bids have been approved, construction will begin. The school is scheduled to open for the 2009-10 school year. Residents who live in the Papillion School District can request an opt-in if they wish to send their children to the Bellevue school.

## What's the SID and SID Board?

If you're not from Nebraska, you may have never heard of a SID before. SID, which stands for Sanitary and Improvement District, is a body of local government for new developments that are built outside city limits. The SID provides services such as street lights, storm sewers and street repair and pays for them by collecting taxes.

All of Lakewood Villages lies within SID 180. Our SID Board of Trustees is composed of five residents who volunteer their time to be trustees: Sherry Fletcher, chairman, Lori Pickette, clerk, Barb Herring, Chris Perrone and Chris Warner.

Once the area is annexed by Bellevue, the SID will be terminated.

The SID Board of Trustees meets about once a month at the NP Dodge Real Estate office building at 48th & Shannon Drive. Meeting notices are posted in the Papillion Times, and at [www.neighborsoflvna.com](http://www.neighborsoflvna.com). Residents are welcome to attend the meetings.

## Why We Have Covenants

Covenants are put in place to protect the value of homes in areas that are not within city limits. Most of the Lakewood Villages covenants are required by the City of Bellevue, which has zoning jurisdiction over all land in Lakewood Villages. There are some minor differences in covenants for each of the phases.



If you haven't reviewed the covenants you received when you purchased your home, there's no time like the present. All covenants are available for review at the LVNA website. Home sellers are required by law to provide a copy of the covenants to each buyer, who signs a declaration at closing stating that he or she has received a copy. Covenants are legally

binding and homeowners in violation may be sued by other homeowners if necessary to maintain the integrity of the neighborhood.

## Did You Know?

- Sidewalks, while public thoroughfares, are your responsibility. They cannot be blocked by parked automobiles, toys, skateboard ramps or garbage cans. Homeowners are required to maintain sidewalks, including snow removal in winter and gravel removal in the spring.
- All front, side and rear yards must be sodded.
- A tree of no less than 2" in diameter must be planted in the front yard of each single-family home within one year.
- No out buildings are permitted.
- Trash containers kept outside the house must be screened from view.
- All fences, walls, patios, decks, gardens, swimming pools and flagpoles must be approved by the Architectural Control Committee, currently overseen by NP Dodge at 398-LAND.
- Extended vehicle maintenance is not permitted in driveways or in the street.
- Dog runs and chain link fences are prohibited.

95% of all covenant violations are satisfactorily resolved with a knock on your neighbor's door. Please do your part to make our neighborhood a respectable, friendly place to live.

## Who Should You Call?



For information relating to the SID, contact our SID attorney's office: 397-6965. Ask for Kristi Bland.

To report vandalism or traffic violations, call 9-1-1  
Humane Society - 444-7800  
OPPD - 552-5330  
MUD - 554-6666

## LVNA board members.

**President:** Jimmy Carter • [exfirstfamily@cox.net](mailto:exfirstfamily@cox.net)

**Vice President:**

**Treasurer:** Dale Richter • [drichter3@cox.net](mailto:drichter3@cox.net)

**Secretary:** Tiffany Danko • [t\\_danko@mac.com](mailto:t_danko@mac.com)

**Member at Large:** Victor Harms

**Visit our Web site:**  
[www.neighborsoflvna.com](http://www.neighborsoflvna.com)