

The Lakewood Villages Voice

A publication of the Lakewood Villages Neighborhood Association,

www.neighborsoflvna.com

Spring 2010 Volume 5, Issue 1

Lakewood Park Lock Codes



The codes for the restrooms and tennis courts locks will be changed for 2010 during May. Watch our Web site for notification

when the codes have been changed. Lakewood Village residents may obtain the new key code by visiting 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 or an LVNA board member 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.

Join Lakewood Villages Neighborhood Association *Deadline is approaching fast!*



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; and members at large Vic Clavelli, Roxanne Hardebeck, Rickey Kemp and David Preisman. Contact information is available www.neighborsoflvna.com.

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 deadline to be included in the 2010 Membership Directory is May 14 (including any services your children are interested in providing, such as baby sitting or snow removal). Additionally, anyone wishing to advertise in the directory should send a business card and a check for \$10 (members) or \$25 (non-members) to Jimmy Carter, 4714 Pine St. The deadline for advertisements is also May 14th.

Membership forms are available on the Web site.

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.



Neighborhood Plant Sale Is May 8



The Sixth Annual Lakewood Villages Plant Sale will be held on Saturday, May 8, from 9–11 a.m. (rain or shine) at the corner of Timberridge and Maass Road.

Greenlife Gardens partners with us for this fundraiser for LVNA, selling trees, shrubs and flowers. The knowledge and suggestions offered by the Greenlife professionals comes free during the plant sale. LVNA members get a 10 percent discount on their purchases and a portion of the proceeds are donated to LVNA.

Calendar of Events

Mark your calendars for the many opportunities LVNA offers its members:

- **Spring Dumpster Day**, May 15, 9 a.m. -12:30 p.m., Corner of Timberridge and Maass
- **Neighborhood Garage Sales** (advertising by LVNA), May 21 & 22, deadline for addresses is May 19
- **Adult Night Out**, July 24, 9-11 p.m., Lakewood Park
- **Fall Festival**, Oct. 2, noon – 3 p.m., Lakewood Park
- **Fall Dumpster Day**, Oct. 9, 9 a.m. – 1 p.m., location to be announced

More information can be found on the Web site.

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.

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 Web site. 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.

Who Should You Call?

For information relating to the SID, contact the office of Ronald Hunter, our SID attorney, at 397-6965. Ask for Kristi Bland.

For information about LVNA, contact a board member. Contact information is on the Web site.

To report vandalism or traffic violations, call 9-1-1.

Men's Room at Park Waiting Service

The door to the men's room at the park was broken some time this winter and does not open. We are awaiting a service call from the door repair company. The restroom will be available as soon as the door has been repaired.

SID Elections Take Place in August

All of Lakewood Villages, including the businesses that front Highway 370, are part of Sanitary and Improvement District 180, Nebraska's form of municipal government for developments outside city limits. The SID provides services such as street lights, storm sewers and street repair and pays for them by collecting property taxes. Once the area is annexed by Bellevue, the SID will be terminated.

The SID's governing body is a board of volunteer trustees elected by the residents every two years. Residents interested in running for the board can register at the Sarpy County Election Commission in the Court House Annex in Papillion.

Contact information for the SID board and its consultants is available on the LVNA Web site.

The SID board of trustees usually meets once a month at the NP Dodge Real Estate office building at 48th & Shannon Drive. Meeting notices are currently posted in the Bellevue Leader, on the LVNA Web site and on www.lakewoodVillages.com. Residents are welcome at all meetings.

Residents who have requests or business to put before the SID Board must submit them in writing (e-mail is accepted) to the SID attorney's office.

Report from the SID Board

The SID board has continued to examine all expenses carefully to prevent raising the tax levy if at all possible. Our extensive construction debt and the interest on those construction bonds will become a major portion of our budget as the bonds become due.

To this end the SID board continues to closely oversee many services.

- We have again contracted with Royal Lawns of Elkhorn to mow, maintain landscaped areas, empty trashcans and remove snow from sidewalk trail in winter. Mowing is more frequent in spring and fall, less frequent in summer when the grass does not grow as quickly.

- A limited number of street and curb repairs will be completed this summer. Contractors should begin the repair work in July. HGM, the SID engineering consultants, have identified areas to be considered for repair. If you want to know whether an area near your home is slated for repair, call 346-7559 and ask for Dave Harnish.

Who Maintains Trees?

The developer of Lakewood Villages, NP Dodge Land Development, planted a beautiful array of trees to line the entrance to our neighborhood. As a service to all residents, the SID pays for mulching and mowing on the entrance road to keep it looking its best. However, the SID is only responsible to remove or replace trees in the landscaped traffic islands, the park or on out lots. Trees that are located on homeowners' property are the responsibility of the homeowner. If you are uncertain of your property line, check the plot plan you received at closing.

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. Sarpy County sheriffs are happy to ticket those who do not.**
- **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. Air conditioning compressors may not be visible from the street.**
- **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.