

## LAKE CROSSING HOA

PO Box 54327 Lexington, KY 40555-4327  
[lakecrossinghomeowners@gmail.com](mailto:lakecrossinghomeowners@gmail.com)  
(859)492-3922

Lake Crossing is a deed-restricted community.

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### NOTICE OF ANNUAL MEMBERSHIP MEETING AND REGULAR BOARD MEETINGS FOR 2024:

Board Meeting – February 22 at 7:00 pm  
Annual Meeting – May 28 at 7:00 pm  
Board Meeting – September 24 at 7:00 pm  
Board Meeting – December 3 at 7:00 pm

All meetings will take place via ZOOM at the following link:  
<https://us02web.zoom.us/j/85495448111?pwd=TkNRU0R1N2V2MENIVVdoSXZmUk1Cdz09>

Please use the passcode: 442054

Contact our Property Manager a few days prior to the meeting if you're unsure how to use Zoom and would like assistance.

### NEW THIS YEAR

Proposed change in fiscal year - The HOA currently operates on a fiscal year of June 1 through May 31; however, at the February 22 board meeting the board will discuss and vote on switching to a calendar year basis to simplify planning, budgeting, and record-keeping. This change will not affect the amount of annual dues. Property owners will pay a prorated amount for June 1 – December 31, 2024 (due June 1) and the full amount for the entire year beginning January 1, 2025.

### LET'S KEEP LAKE CROSSING BEAUTIFUL

The purpose of a homeowners association is to manage the community and its shared assets. This involves maintaining the appeal of the neighborhood, which can extend to regulating the actions of owners and the use of properties. A big part of ensuring Lake Crossing's continued success hinges on enforcement of rules and covenants.

## NEWSLETTER

JANUARY 2024

Board Members:  
Susie Hillard  
Stephanie Turner  
Glynise Lipscomb

### Board Meeting Agenda

- Call to order
- Establish Quorum
- Minutes
- Financial Report
- Old Business
- New Business
- Homeowner Concerns

The annual meeting will include budget discussion and election of board members. If you are interested in serving, please contact [manager.cateam@gmail.com](mailto:manager.cateam@gmail.com).

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### FACEBOOK

Check the Lake Crossing Homeowners Association Facebook page for neighborhood information including: Events and updates to neighborhood issues (located under the "discussion" tab); and, homeowner documents and meeting minutes (located under the "files" tab).

HOA rules exist for a greater purpose. They are designed to maintain the aesthetics of the community and ensure consistency among homes. Since they positively affect curb appeal and property values, homeowners should do their best to abide by these rules.

Toward these ends, the board of directors has reviewed maintenance and upkeep requirements in other communities to develop a list of specific items that are applicable to Lake Crossing. Together, these items constitute the minimum acceptable level of maintenance and upkeep expected of all property owners:

- Lots—front, side, and back—should be mowed, edged, and trimmed regularly. Although Lexington Fayette Urban County Government (LFUCG) ordinance permits grass to grow to a maximum height of eight inches, landscape and horticulture experts recommend keeping grass to a height of 3-1/2 to 4 inches to promote strong roots, to crowd out weeds, and to keep weeds from spreading to neighboring properties. Grass clippings should never be blown into the street or left on the street to blow into storm drains.
- Planting beds also should be kept free of weeds. You can put down mulch, pebbles, or rocks in planting beds to discourage weed growth. Lots must be a minimum of 75 percent grass. Pull or spray weed killer on weeds growing in cracks in concrete in the driveway and sidewalks.
- Shrubs and other plantings should be pruned regularly and kept to a manageable height. Every house must have foundation plantings. Taxus, holly, and boxwood are three types of non-deciduous plants that perform well in this area year-round. For safety and aesthetic reasons, shrubs and other plantings should not conceal windows and doors.
- Concrete or plastic figures or other types of decorative lawn/garden ornaments should be kept to a minimum.
- To maintain a consistent look and to protect tree roots, there should be no decorative bricks or plantings, other than street trees, in the public easement right-of-way (the narrow strip of grass between sidewalk and street).
- Broken windows must be promptly repaired or replaced to maintain a consistent and pleasing aesthetic as viewed from outside.
- Wash vinyl siding regularly. Not only does mold detract from a home's curb appeal, it also is unhealthy and can cause permanent damage.
- Above-ground pools are prohibited.

The HOA manager performs regular “drive-throughs” of the neighborhood to check for compliance. Properties that are out of compliance will be notified in writing and given 10 days to correct deficiencies. Non-compliance fines will be assessed to owners who don't bring their properties into compliance within that period. Property owners who are out of compliance forfeit their right to vote on HOA issues.

## NEIGHBORHOOD YARD SALE

Clean out those closets and garages! Our neighborhood yard sale is June 8!



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## ADOPT A STORM DRAIN

Live Green Lexington will provide citizens stencils and paint to beautify storm drains in Lake Crossing and throughout Lexington as part of the city's “Adopt a Storm Drain” program.

The purpose of the program is to promote awareness of the purpose of storm drains and to share no-pollution messages while adding unexpected beauty to the urban environment. Citizens also may submit a custom design, but it must be pre-approved. For more information, please go to:  
<https://www.lexingtonky.gov/volunteer-stencil-storm-drains>.

## Frequently Asked Questions

- 1. What is an HOA?** The purpose of a homeowners association is to manage the community and its shared assets. This also involves maintaining the appeal of the neighborhood, which can extend to regulating the actions of owners and the use of properties. A big part of ensuring our community's continued success and desirability relies on adherence and enforcement of the HOA's Bylaws and Covenants, Conditions, and Restrictions (Master Documents), which establish how our neighborhood is to be organized and governed. Our HOA was established in 1997 by Ball Homes, the developer, which drafted the Master Documents in 1997 and turned the HOA over to property owners a few years later.
- 2. What is a "deed-restricted" community?** When you signed your deed of purchase, you agreed to adhere to the Master Documents; a printable, downloadable copy of the documents is available on the members-only neighborhood Facebook page, "Lake Crossing Homeowner Association," or by contacting the HOA manager at [manager.cateam@gmail.com](mailto:manager.cateam@gmail.com). It is the homeowners' responsibility to read these documents and talk with the manager or a board member with any questions.
- 3. What is the HOA's purpose?** The HOA ensures the Master Documents are enforced, develops an annual budget, and collects annual dues of \$125 per property. It's also responsible for maintaining common property, such as the water retention basin located behind some homes on Twin Shores Court, Shoreside Drive and Forest Cove Lane. The goal is to protect property values by ensuring community standards are followed.
- 4. How is the HOA run?** Our HOA has a volunteer board of directors who oversees enforcement of the Master Documents and develops rules and regulations pertaining to issues that must be addressed but aren't named specifically in the Master Documents. An example is the "Neighborhood Standards" document below. The HOA also employs a part-time manager who performs a variety of tasks, including

## Did You Know...

Homeowners are responsible for the sidewalks and street trees in front of their homes.

- Property owners are responsible for pruning street trees and replacing dead street trees in the public right-of-way easement within their property lines.
  - Pruning - Trees must have at least 9' clearance above sidewalks and 12' above the street.
  - Replacement - Homeowners should consult the HOA first to find out which species are city- and HOA-approved for our streets. Homeowners should not remove street trees without permission from LFUCG.
- Property owners are responsible for repairing and/or replacing sections of sidewalk and driveway in front of their home. The city can inspect and mark sections that need to be repaired or replaced and will follow up by sending the homeowner a letter detailing their responsibilities. In some cases, the city may offer financial assistance.
- Property owners are responsible for keeping sidewalks in front of their homes free of snow and ice, leaves, grass clippings, and other debris. The HOA isn't responsible for snow removal in the neighborhood. For the latest information about LFUCG's snow and ice plan, visit <https://www.lexingtonky.gov/snowup> dates.

neighborhood “drive-throughs.” Details about the make-up of the board may be found in the by-laws.

5. **When does the HOA board meet?** The HOA board of directors must meet at least once each quarter. Meeting dates for the calendar year are published in the newsletter, on the HOA’s Facebook page, and/or in a mass email. Those meetings are open to all members (property owners). An “annual meeting” of members is held in May, the last month of the fiscal year (currently June 1-May 31, but subject to change). Board elections and presentation of the proposed budget for the new fiscal year take place at the annual meeting. Meetings are held via ZOOM.
6. **How much are the annual dues?** Annual dues this year will be prorated for seven months (June 1 – December 31) at \$72.92 and must be paid by May 31 to avoid late fees.
7. **How do I get a copy of the Covenants, Deed Restrictions, and By-Laws?** They’re available on the neighborhood Facebook page (Lake Crossing Homeowners Association) under the tab “files.” Also, you may request an emailed copy at [manager.cateam@gmail.com](mailto:manager.cateam@gmail.com).
8. **Who has access to the water retention basin/pond area?** All residents are welcome to use the common area around the retention basin. There are two access points: between houses 265 and 269 on Shoreside Drive and between 3508 and 3512 on Forest Cove Lane. Please note that fishing, boating, and swimming in the retention basin are prohibited.
9. **How do we keep up with what’s going on in the neighborhood?** The HOA uses three “platforms” to communicate with homeowners— email, the Facebook group, and the U.S. mail. Property owners are responsible for ensuring the HOA has valid contact information. The HOA keeps this information confidential. Having email addresses enables the HOA to communicate routine, urgent, and emergency information in the most expedient, efficient manner possible. The HOA also supports a Facebook page (Lake Crossing Homeowners Association) that contains information about Lexington Fayette Urban County Government (LFUCG) matters affecting our neighborhood, board meeting minutes, social events, crime alerts, and other announcements.



### OUTBUILDINGS

Are outbuildings permitted? No. According to our By-Laws and Deed of Covenants and Restrictions, outbuildings are prohibited. The board recognizes that some property owners placed outbuildings, both recently and years ago, without permission, and plans to discuss enforcement in coming months.

### FENCES

Details regarding the placement, type, and dimensions of fences may be found in the Covenants Article VII, Section 9 of the Declaration of Covenants, Conditions, and Restrictions.

### PROPERTY MANAGER

Please contact Tammy at Community Association Team with questions or concerns at [manager.cateam@gmail.com](mailto:manager.cateam@gmail.com) or (859)492-3922.