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Lake Crossing is a deed-restricted community.

NOTICE OF ANNUAL MEMBERSHIP MEETING AND REGULAR BOARD MEETINGS FOR 2025

- Board Meeting: February 25 at 7:00 pm
- ***Annual Meeting:** May 27 at 7:00 pm (*in person at Morning Pointe*)
- Board Meeting: September 24 at 7:00 pm
- Board Meeting: December 2 at 7:00 pm

With the exception of the annual meeting, all meetings will take place via Zoom using the following link:

<https://us02web.zoom.us/j/85495448111?pwd=TkNRU0R1N2V2MENlVVoSXXZmUk1Cdz09>

Please use the passcode: **442054**

All meetings will follow **Robert's Rules of Order**:

- Only one issue for debate at a time (stick to the agenda)
- Negative motions are not allowed
- Only one person may speak at a time
- All board members have equal rights
- Each item presented for board action has a right to a full and fair debate
- Members who are present act for the whole membership

Contact our Association Manager a few days prior to the meeting if you need help with Zoom.

NEW THIS YEAR

Dues Invoice Date: December 28 **Dues Due Date:** January 31

Board Members: Required to submit Application and executed LCHOA Code of Ethics

Lake Crossing HOA Website: lakecrossinghoa.com

LCHOA Application for External Home Improvements: Located on lakecrossinghoa.com

Community Event: Be on the lookout on lakecrossinghoa.com and Facebook for a neighborhood event this summer!

LET'S WORK TO KEEP LAKE CROSSING BEAUTIFUL!

NEWSLETTER - JAN 2025

Board Members

Jessica Blackburn
Glynise Lipscomb
Stephanie Turner
Lorie Ybarrola
Kim Foster

Board Meeting Standing

Agenda

- Call to Order
- Establish Quorum
- Review and Approve Past Meeting Minutes
- Review Financial Report
- Review/Discuss Old Business
- Determine if New Business
- Discuss Homeowner Concerns
- Adjourn the Meeting

The annual meeting will include budget discussion and election of board members. ***Please note that, unless the board falls below a minimum of three members, the Annual Meeting is the only meeting of the year where property owners can become voting members of the HOA Board.***

If you are interested in serving, please contact

manager.cateam@gmail.com.

****All Board Members are required to submit an application and sign the LCHOA Code of Ethics.***

FACEBOOK & LCHOA WEBSITE

Check out the LCHOA Facebook page for neighborhood information including Community Events and updates for neighborhood issues

ASSOCIATION MANAGER

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

The HOA's Purpose

The purpose of our Homeowner's 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.

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

To this end, the Board of Directors has reviewed maintenance and upkeep requirements in other communities to develop a list of specific items that are applicable to all Lake Crossing homeowners. Together, these items constitute the minimum acceptable level of maintenance and upkeep that all property owners are required to follow:

- 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.

(located under the "discussion" tab).

Check out LCHOA's new website:

lakecrossinghoa.com for LCHOA Covenants and Bylaws, Meeting Minutes and LCHOA Newsletter.

**This website is a work in progress and remains under construction.*

NEIGHBORHOOD YARD SALE

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

June 7!



LCHOA 2024 ACCOMPLISHMENTS

- Cleaned up the area around the berm after the 2023 storm when several trees were lost.
- Worked with Ky American Water to replace the damaged fence after the 2023 storm.
- Replaced the "No Swimming" signs at the retention basin.
- Cut back overgrowth in the immediate vicinity of the basin to prevent invasive species from breaching the basin. This will be ongoing.
- Requested and received proposals for planting

- 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 Association Manager conducts 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 violations. Non-compliance fines will be assessed to owners in accordance with the HOA's policy (found on lakecrossinghoa.com). Property owners who are out of compliance forfeit their right to vote on HOA issues. To ensure all property owners receive fair and equal treatment, the Association Manager will not and does not share notices of non-compliance with Officers and Directors of the Board.

- non-invasive trees and shrubs around the basin.
- Applied for an LFUCG grant to plant trees and shrubs around the basin; announcement of awards is pending.
- Surveyed the berm area to identify the boundary line and determine LCHOA area of responsibility for maintenance. Full survey results pending.
- Implemented a formal fee/fine structure to make sure our neighborhood stays beautiful.