Lakeview Heights HOA

PO BOX 12756 Ogden, Utah 84412

Welcome to Lakeview Heights

Dear Homeowner, Welcome to Lakeview Heights. We are excited to have you in our neighborhood. We know you will enjoy living in this wonderful community. There are many notable benefits to living in this association. As a board, we extend the invitation to utilize them and participate in as many events as possible. It is a wonderful way to make connections with neighbors and create lasting memories in our private community parks.

Grounds:

17 Acres of Green Spaces and Parks

Paved Walking Pathways

Gazebo (Available for party reservations.)

Tennis Court Basketball Court Playgrounds

Comcast Benefits: Cable TV "Popular" Package with one X1 HD Receiver and two HD Digital Adaptors Internet (400Mbps/40Mbps speeds) with Modem/Wireless Router Complimentary Equipment Upgrades You can find information about our CC&R's and other governing documents our website

Homeowner meetings are held at 7:00 PM on the first Monday of each month. When the weather is nice it is held at the Gazebo but during the late fall and winter they are held at the North Ogden Library. Reminders are posted on the calendar of the website. We encourage input and involvement from all HOA residents at these meetings.

We look forward to getting to know you and your family. Sincerely, Your Lakeview Heights Homeowner's Association Board

President- Gina Shuster 810.869.3874 **Vice President** -Krisa Stewart 801.867.8898

Secretary-Cheryl Kay **Treasurer**-Kurt Warner 801.564.2497

Communications- Amanda Casey **Grounds**-Gerald Medina 801.643.3647

Email- lakeviewheightsutah@yahoo.com

Website- lakeviewheightsutah.com

Facebook- Lakeview Heights Homeowners Association
Lakeview heights HOA At a glance

CONTACT INFORMATION: If you have any questions or concerns, please contact the HOA Board at Lakeviewheightsutah@yahoo.com or call/text a board member directly. Event information, governing documents, meeting minutes, and announcements can be found on the website lakeviewheightsutah.com. Follow us on Facebook "Lakeview Heights Homeowner Association" for up-to date neighborhood information. You need to sign up for the quarterly e-newsletter by sending your email address to Lakeviewheightsutah@yahoo.com or submitting through the website. All correspondence will be electronic 1/1/27, it is vital you submit your email promptly. This is how you will receive your invoice for your dues. HOA meetings are on the first Monday each month at 7:00pm. Everyone is welcome.

Homeowner Dues are billed once each quarter. This means you will receive an invoice at the beginning of January, April, July, and October. Payment is due 30 days after the invoice date. Homeowner dues are $260.00 per quarter. You can set up automatic bill pay! Contact Kurt Warner 801-564-2497 with questions on how to get that started

COMMUNITY GROUNDS: Lakeview Heights common grounds are professionally groomed. If you have any problems with the common areas or sprinklers, contact Gerald Medina 801-643-3647

DESIGN CHANGES: If you plan to make any improvements to your home, i.e., deck, fencing, stucco, exterior buildings, dog runs, additional parking pads, paint, landscape etc., it is VERY IMPORTANT that you first complete a Design Request and submit it to the board for approval. The Design Request form is located on our website

NEIGHBORHOOD LIGHTING: Each home is required to have a lamppost in the front yard. Please make sure yours is in working order. Not only is this a compliance issue but also a safety and security issue. There are no city street-lamps in our HOA community

GAZEBO RENTALS: The Lakeview Heights Gazebo is for all our homeowner's use. Send the board an email Lakeviewheightsutah@yahoo.com to reserve the Gazebo or another park for a private event. We also have croquet, volleyball and pickleball equipment available for your use. Check it out from a board member

NEIGHBORHOOD WATCH: If you find anyone vandalizing the grounds, benches, tables, playgrounds, basketball courts or any other property belonging to Lakeview Heights, please contact North Ogden Police at 801-629-8221 and contact a board member as well

SOCIALS: We have a number of socials each year including Family Movie Night, Easter Egg Hunt, and the Adult BBQ & Business meeting. We also have a large neighborhood yard sale the first of June. These activities are a lot of fun and a great way to interact with your neighbors

RV PARKING: Remember, RV's including, but not limited to, campers, sleepers, trailers, motorhomes, boats, and trailers equipped with ATV's, snowmobiles, jet skis or wave runners should be parked

adjacent to and in-line with the front of the residence on a designated pad. Temporary parking should not exceed a 48-hour period unless a permit is obtained (1st) from the City of North Ogden Police Department and (2nd), the board