

Frequently Asked Questions (FAQ) About Lakeland Village

The Board of the Lakeland Village Community gets asked questions from community members on a regular basis, both at Board Meetings and online. We have attempted to put answers to the most frequently asked questions below. If you can't find an answer to your question here, feel free to contact the Board at Office@LLVCC.com and we'll respond as soon as possible.

Roads of Lakeland Village

Who is responsible for the roads in Lakeland Village?

Mason County own the roads in Lakeland Village, the HOA does not. The county is therefore responsible for most decisions related to the roads.

What can the HOA do to slow traffic? People like to walk in the village and speeding traffic is considered unsafe.

The HOA owns an electronic speed limit signs, and is positioned around the village to make drivers aware of how fast they are going. The sign is moved around on a regular basis and provide feedback on how much traffic and how fast the traffic is going, that can be, in turn, provided to the county.

Can the speed limits be changed on streets that are heavily used for walking?

Speed limits are set by the county and cannot be changed by the HOA Board.

Can speed bumps be installed to slow down traffic?

Speed bumps are, again, at the discretion of the county. The county has not been willing to install speed bumps as they would hinder emergency vehicles from accessing the village.

Can road signs be installed that may slow traffic?

Again, the county is responsible for signs and for speed limits in the Village.

What should I do if I see someone speeding or other misuse of roads?

Report incidents to Mason County; they respond much better to members of the community, and they cannot respond to the HOA alone.

Lake Anderson

What is the breakdown of ownership of Lake Anderson?

Hold on, this gets complicated.

- The lakefront is owned by the various homeowners/community members who own property that abuts the lake.
- The lakebed is owned by the Community.
- The water in Lake Anderson is owned and regulated by The State of Washington.

Does my property line extend into the lake?

No, it ends at the normal high water mark. Since the lakebed is owned by the community, the homeowner's property line only extends to the water's edge.

Why are there chemicals sprayed into the lake?

It really is the lesser of two evils. The herbicides sprayed onto the weeds are under state license but are necessary to effectively manage the buildup of invasive weeds; these weeds have the potential, if left untreated, to clog the lake and make it unserviceable.

What type of fish are in the lake?

There are rainbow trout and largemouth bass in the lake. The trout are annually restocked whereas the bass self sustaining. Current plans call for the trout to be restocked in the fall. The HOA hosts an Lake Anderson fishing tournament annually in the Spring.

What permits are required from Mason County and the state if property improvements, docks, etc. are planned on or near Lake Anderson?

Mason County and WDFW requires that homeowners obtain permits if improvements are planned near the water (basically, within 100 feet of the coastline). This is also required because the lake connects to streams that are home to salmon and other wildlife species. These permits are in addition to the permits required from the HOA, although the HOA will defer to the county on additions planned near the lake.

What types of boat motors are allowed in Lake Anderson?

Only electric motors are allowed on Lake Anderson. No gas motors are allowed at any time except under special license such as herbicide treatments.

The Architectural Control Committee (ACC)

What are the covenants?

Lakeland Village is ruled by covenants that cover every house in the village. If a homeowner wants to carry out improvements to their house or yard, the covenants state what is acceptable (and what is not). Homeowners are required before beginning a project to obtain approval from the Architectural Control Committee (ACC) of the HOA. Some changes also require a permit from Mason County; the ACC will advise whether such a permit is required. We also encourage home owners to do their own due diligence.

Why are there so many covenants in Lakeland Village?

Each new development within the community was developed under its own set of covenants. While there are similarities between these covenants, there are also differences. Homeowners who wish to carry out improvements to their property should always refer to their own set of covenants to be sure of what is allowed.

Can the covenants be changed?

Yes, but only if the changes are acceptable to all or a majority of homes covered by a given covenant (refer to your division covenants under amendments). A homeowner that wishes to change a covenant must contact the Compliance Officer and state their proposal to ensure the new language will not infringe into other parts in the covenants. The general rule here is that the amendment needs to be proposed to the office; they will make the change and then the owners will be told how many signatures they need. The homeowner desiring the change will be responsible for paying the fees necessary to record the covenant at the County.

How do I go about getting a permit for an improvement project?

The homeowner must submit to the ACC a request for a project that falls under the HOA guidelines. In the case of purely routine adjustments the ACC will determine whether the project falls under the covenants for the district that the homeowner lives in and approval is generally granted within a few days or within a week. If the project is determined to be beyond routine, then five votes of the ACC are required to approve it and that may take a longer time to obtain (changes to Resolution 26 pending).

What are the repercussions if I move forward without obtaining a permit?

Homeowners can be fined if they are found to be outside of the permitting process or outside of the covenants that govern their property. No fine will be administered without the opportunity for a hearing, at which the property owner will be given the opportunity to explain their project. See Resolution 16 for more details.

What do I do if I disagree with an ACC decision?

If a homeowner disagrees with the ACC decision, they can fill out a form to request a hearing and explain why they disagree. The hearing committee will decide if the request has merit and will make a recommendation for the Board to vote on. The homeowner will get a letter with the recommendation from the Hearing Committee. If the homeowner does not agree with the recommendation, he/she may address the Board before the Board votes on the recommendation. The board will then validate or change the recommendation.

What type of home improvement projects require permits from Mason County or other entities?

As stated in the water section any projects near Lake Anderson will require a permit from Mason County. In addition, construction of new homes requires permits from the county in relation to the location of homes, wastewater management, etc. The HOA will also request that homeowners receive a certification from a certified arborist that trees that the homeowner wishes to remove are diseased or damaged.

How do I proceed if I see a situation in the community that is not up to code?

Homeowners can submit a written complaint form if they see a situation that they feel is not up to code or a violation of the HOA rules. The *homeowner needs to cite the specific nonconformity relevant covenant in their complaint*. The HOA will then investigate and determine whether action needs to be taken.

Common Areas

What common areas are owned by the HOA?

The HOA owns, and is responsible for, the following common areas:

- The Gazebo and swimming area at the north end of Lake Anderson
- The playground near the gazebo
- The dock and lakefront area (on E. Westlake Drive N.)
- The boat launch area Lot 66 (across from the boat launch area)
- The basketball court

In addition, the HOA owns and is responsible for the earthen dam and its two valves at South end of the lake, and the concrete weir that regulates water outflow in the lake and the streams beyond.

Does the HOA engage employees to manage/maintain the common areas?

Yes, the HOA engages employees throughout the summer months to manage and maintain the gazebo area and the playground. Said employees can generally be found in one of those areas from May through September, Monday through Sunday from 12-6 PM.

The HOA does not engage employees to manage the other common areas. Common areas are maintained by vendor contracts or volunteers.

Are public restrooms available?

Yes, there are two restrooms available at the playground area at the North end of Lake Anderson, one men's and one women's. They are open from dawn until dusk. During the summer months, there is Porta Potty at the south end of the lake by the boat launch.

Is the Gazebo open to all?

The gazebo is open to all residents and guests of residents. It, and the other common areas, are not open to the public (except as guests of residents). They are available, generally, on a first come-first served basis.

What if I want to hold a party or have a large gathering at the Gazebo?

The Gazebo can be reserved for parties or large gatherings. Just fill out a form ahead of time and have it approved by the office.