

## 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 answer the most frequently asked questions below. If you can't find an answer to your question here, feel free to contact the Board via the office at [office@LLVCC.com](mailto:office@LLVCC.com) and we'll respond as soon as possible.

### Roads of Lakeland Village

1. *Who is responsible for the roads in Lakeland Village?*

Mason County owns the roads in Lakeland Village, the HOA does not. The county is therefore responsible for most decisions related to the roads. The County is also responsible for maintaining the associated drainage ditch located in the right-of-way.

2. *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 sign, and it 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 provides feedback on how much traffic and how fast the traffic is going, that can be, in turn, provided to the county.

3. *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.

4. *Can speed bumps be installed to slow down traffic?*

We have been informed that speed bumps are not permitted by Mason County. They would slow emergency vehicles from accessing the village.

5. *Can road signs be installed that may slow traffic?*

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

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

Report incidents to Mason County; they respond well to members of the community.

### Lake Anderson

7. *What is the breakdown of ownership of Lake Anderson?*

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 State of Washington holds water rights to the lake water.

8. *For waterfront lots, 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.

9. *Why are there chemicals sprayed into the lake?*

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.

*10. 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 is self-sustaining. Trout are typically restocked in the fall. The HOA hosts a Lake Anderson fishing tournament annually in the Spring.

*11. 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 require that homeowners obtain permits if improvements are planned near the water (basically, within 100 feet of the shoreline). This is also required because the lake connects to streams that are home fish and other wildlife species. These permits are in addition to the permits required by the HOA, although the HOA will typically defer to the county for additions planned near the lake our covenants prohibit any structure within 50 feet of the lake. See your covenants for other restrictions.

*12. 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 licenses such as herbicide treatments.

**The Architectural Control Committee (ACC)**

*13. 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.

*14. What are Resolutions?*

An HOA resolution is a rule adopted that becomes a governing document that clarifies and supplements other rules (bylaws, covenants, rules). Covenants help ensure consistent application of our rules.

*15. 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.

*16. 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 LLVCC Office and ask for them to outline the process. In general, the amendment needs to be proposed to the office, they will prepare a document for signature collection and inform the proponent how many signatures they need. The homeowner(s) desiring the change will be responsible for collecting the signatures and paying the fees necessary to record the covenant at the County.

*17. How do I go about getting a permit for a new construction and improvement project?*

For an improvement project the homeowner must submit a project permit application to the Office for review by the ACC using a project permit application. The ACC will determine whether it meets the covenant. If sufficient information is provided, approval is generally granted within a week. If the ACC cannot agree the application will be forwarded to the board for determination which would then take longer (up to 30 days). Further information is outlined in Resolution

For New Construction (or home additions) see the New Construction Application Form for information and request a welcome letter and application packet from the Office.

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

Homeowners can be fined if they proceed without a permit or perform work that is not permitted by the covenants. No fine will be administered without the opportunity for a hearing, at which the property owner will be given the opportunity to explain their circumstances. See Resolution 16 for more details. Some projects do not require a permit. If you have questions call the office and ask to speak with a member of the ACC or email [boardmembers@llvcc.com](mailto:boardmembers@llvcc.com).

*19. What can I do if I disagree with the ACC decision?*

If a homeowner disagrees with the ACC decision, the member can appeal the decision to the board by contacting the office.

*20. What type of home improvement projects require permits from Mason County?*

Any projects near Lake Anderson will require a permit from Mason County. Construction of new homes, additions, elevated decks, outbuilding larger a certain size for example and many other projects require permits from the county. For a more complete list please refer to the Mason County at <https://masoncountywa.gov/community-services/building/index.php>

*21. What is the process for requesting approval to remove mature trees from a developed lot?*

To request approval, complete a project application form and include a drawing indicating the species, size and location of the tree(s), why removal is requested, and if tree replacement per Resolution 17 is proposed. Requests will be considered following the Covenants, Resolution 8, and Resolution 17. Fines for unauthorized tree removal can be significant. See Resolution 16.

*22. How do I proceed if I see a situation in the community that is in violation of a covenant or rule?*

Homeowners can submit a written complaint form if they see a situation that they feel is in 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. The board will not generally investigate verbal complaints unless the matter is active and egregious (e.g., active tree removal or excavation without a permit).

## Common Areas

### *23. What common areas are owned by the HOA?*

The HOA owns, and is responsible for, the following common areas: The Gazebo and the 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); and 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. See the [LLV MAP](#).

### *24. 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.

### *25. Are public restrooms available?*

Yes, there are restrooms available at the playground area at the North end of Lake Anderson. 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.

### *26. 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.