

# HILL TALK

**THE LAKELAND HILLS HOMEOWNERS  
ASSOCIATION NEWSLETTER**



## Architectural Control

The Architectural Control Committee will be conducting the annual home survey May 22-23. Please ensure that :

- A. All garbage and recycle bins are stored so they are not visible from the street.
- B. Any faded, peeling paint on your house or trim is repaired. All sides of the home visible from the street also need to be the same paint color.
- C. All moss is removed from the house, the driveway, walkways and curb in front of your home.
- D. All fences are in good repair and gates in working order.
- E. Lawns visible from the street are healthy, green and free of weeds.
- F. Weeds removed from driveway, sidewalks, and street curb
- G. Planter boxes and flowerbeds in open areas are weed free.
- H. Sidewalk is free and clear of any bushes, trees, or other items that might impede pedestrians



Thank you to everyone for the care and pride you take in your homes and our community. These simple fixes ensure our homes look loved and cared for, and also help to keep all our property values up.

## ACC Chair Open Position

Our Architectural Review Committee has a key position that needs to be filled in order to keep our neighborhood running smoothly.

If you are interested, please contact Andrew Rawls or any current board member.



## Board of Directors

Andrew Rawls, President

Andreas Ellis, Secretary/Treasurer

Josh Davis, Board Member

Deborah Gordon, Board Member

Daniel Snyder, Board Member

## SIGNS YOU'RE A GREAT NEIGHBOR

We all know the signs of a bad neighbor. Here's how to tell if you're everyone's favorite on the block:

1. **You keep the noise down.** While no one would expect you to be a silent little mouse all the time, your neighbors will appreciate a bit of peace and quiet while they're in bed. If you take outdoor parties inside by 11 p.m. or refrain from mowing your lawn in the wee hours of the morning, everyone around will be well-rested and more cheerful.
2. **Your yard is clean.** An overgrown lawn or clutter might not bug the owner, but a neighbor could see them as an eyesore. Keeping your lawn as clean as possible (within reason) means you're probably happier yourself, and your neighbors will enjoy an overall welcoming neighborhood.
3. **You leave your dog inside when you're gone.** Dogs usually get restless and loud when they're lonely, so your neighbors will be grateful if they don't have to listen to them. Remember that babies nap and some people work night shifts.

## MONTHLY HOA BOARD MEETING

**DATE:** May 25, 2021  
**TIME:** 7:00pm  
**LOCATION:** ZOOM

## Important Phone Numbers

### City of Auburn

253-931-3000 (Main Line)

Website: [www.auburnwa.gov/contact.htm](http://www.auburnwa.gov/contact.htm)

### Auburn Police Department

253-288-2121

### Auburn Valley Regional Fire Authority

253-288-5800

### Ilalko Elementary

253-931-4748

### Animal Control

253-931-3062

### Puget Sound Energy

1-888-255-5773



### Waste Management (missed collection)

1-800-592-9995

If you are experiencing an emergency please dial 911



## Tips & Tricks for a Tidy Yard

1. **Don't cut your grass too short!** Cutting your grass too short is called "scalping", and can lead your lawn to look messy by weakening grass and creating space for weeds to sprout and grow. The ideal height for your lawn depends on your type of grass, but to err on the side of caution means cutting it higher.
2. **There is such a thing as too much fertilizer.** Providing your lawn with too much fertilizer causes the roots to grow excessively and grass will need to be mowed more. This creates more work for you and your yard may take on an unkempt appearance between cuttings. Additionally, it is important to try and buy fertilizer formulated for your type of grass.
3. **Wait for your grass to dry before rolling out that mower.** Mowing wet grass can cause clippings to form clumps that will smother the lawn, as well as clog up your mower blade. Wet grass is also very slippery, which makes mowing before your lawn has had a chance to dry a dangerous activity. Always wear durable shoes when mowing to further ensure your safety. 
4. **Consider the size of your shrubs, both for today and tomorrow.** Before purchasing shrubs for landscaping, check the tag to figure out how tall and wide they will grow to be when mature. Failing to do so may cause you to underestimate the size of the fully-grown shrub, making it difficult for you to control the shrub or keep it in bounds as it grows.
5. **Prune plants properly!** Early bloomers, such as forsythias and rhododendrons, should be pruned immediately after they flower, while late bloomers like hybrid tea roses should be pruned in early spring to encourage more growth. Check online for the best time to prune. 



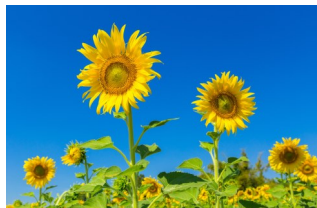
Father's Day began in 1910, two years after the first official celebration of Mother's Day in the U.S. The holiday began thanks to a woman named

Sonora Smart Dodd, who had been raised with her siblings by her widower father, Civil War veteran William Jackson Smart. Inspired by how her father rose to the challenge of parenting alone, Sonora Smart Dodd thought there should be a special day to recognize dads as well as moms.



Auburn - June 6 - September 19, 2021  
Sundays 10:00 AM - 3:00 PM  
**Les Gove Park**  
Kent - Saturday 10:00 - 2:00 PM  
**Kent's "Town Square Plaza" park**  
Renton - June-September  
Tuesday 3:00—7:00 PM  
Puyallup - April - September  
10:00 AM - 2:00 PM  
E. Meeker and 2nd St SE Puyallup

**First Day of  
Summer  
Sunday, June 20th**



**Check out our website!**

You can find board information, previous board minutes, forms, our event calendar and previous newsletters. <http://auburnlakelandhills.org>

# APPLICATION FOR ALTERATIONS

Lakeland Hills Homeowners Association Architectural Control Committee

Mail to: LHHA Architectural Control Committee

PMB #260, Lake Tapps Parkway SE, Suite F104 Auburn, WA 98092

*Instructions: Please fill out completely. For detailed instructions and requirements, refer to the Association Covenants and Restrictions and ACC Guidelines. Incomplete applications will not be reviewed.*

Homeowner Name: \_\_\_\_\_

Division: \_\_\_\_\_ Lot# \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ (home) \_\_\_\_\_ (work)

Email address: \_\_\_\_\_

Description of Alteration: (Attach drawings, paint chips, identify materials; as required)

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Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Acknowledgment of Applicant: This application is presented to comply with the Architectural Control Guidelines and Declaration of Covenants and Restrictions that apply to all lots of Lakeland Hills Divisions I, II, and 4A; and govern the procedure for undertaking additions and/or alterations to properties.

Owner(s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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FOR ACC USE ONLY: Approved\_ Disapproved\_ Date: \_\_\_\_

Conditions of Approval:

\_\_\_\_\_