

LAKELAND HILLS HISTORY PART 8

Research & Writing by Harold LaDuke

The wealth of information about this phase of Lakeland's development necessitates breaking this article into two parts with the second part appearing in the next newsletter. It is available complete on the Lakeland Website; link to Lakeland "History".

TRANSITION PLAN WORKING

The Fall, 1999 Lakeland Living Newsletter set out the Corliss -Tucci Plan and the Fall, 2000 Newsletter published terse status updates of the individual sections of the Plan.

THEY DID AS PROJECTED

- Changed the Developer name to Evergreen-Tucci
- Placed full management with Investco
- Polygon committed to about 400 lots, joining the list of builders –
- The information Center was opened daily from 10 AM until 6 PM

Polygon forged ahead and as of the date of this article built 1,768 (62.9%) of the 2,817 residential units in Lakeland. Progress was measured by COs, (Certificates of Occupancy), a City Building Department release that property standards for occupancy have been met. Moving along the transition timeline they –

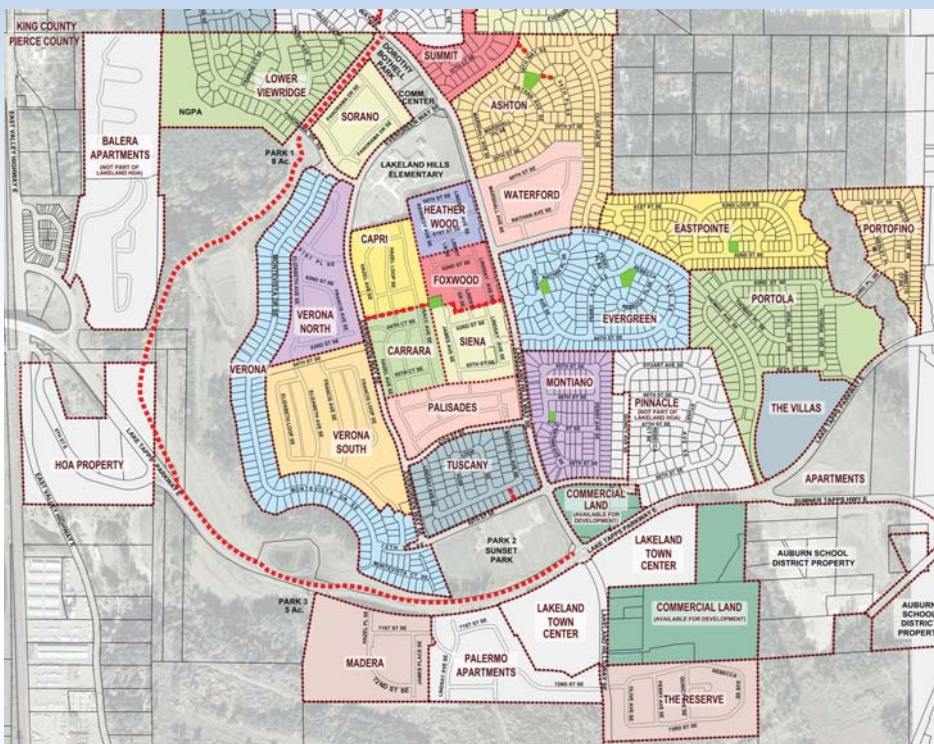
- Set up Model complexes for each community instead of using the Information Center as a sales center
- Were given a seat on the HOA Board
- Using the basic design, instead of plaster, they used Marble inserts on the new neighborhood monuments along Evergreen Way SE, and those south of Lake Tapps Parkway SE
- Their existing buyer and association support programs were continuously honed with new features added to the benefit of all

No legal suits have been brought against Polygon by Homeowner Associations in Lakeland. Former Polygon CEO Eric Wells admonition was "If they ask for a pickle, give them a pickle!" Questioned about this, Risk Manager Karen Erickson explains it with one word; "FOCUSED".

The goal of the company through its Service and Warranty department is happy homeowners and associations. Their warranty is 3 years (rather than 1). A regular liaison is maintained with emphasis in assistance for associations at transition to

an all owner Board, going on through the Washington Condo Act 4-year inspection. Pam, in Polygons' warranty department, is happy to take calls even though the home may have been built ten or more years before.

Eight Neighborhoods Highlighted



The first "CO" of the 37 units in the Pierce County portion of **Lower Viewridge** (built as the 5th Phase of Ashton) was in 2002 with the last estimated to be in 2003. The parcel includes sites set aside for ATT towers, a tank site and one for slope.



The first "CO" of the **Verona North** gated 118 single family Condominium homes was October 13, 2005 and the last March 16, 2007. Some of these homes are served with an alley for their attached garage parking. The street side of several of these homes has a landscaped area with play equipment in full view from the porches on both sides of the street.



BUDGETS / FUNDING the ASSOCIATION

During the administration of the property by the Developer, curb appeal was necessary for the basic purpose of selling the developed property. As the ownership increased, another dimension was added by individual personal "pride of ownership".

These two factors determined the level of maintenance and completing started or adding new amenities and services. It is clear to see the annual anticipated or real growth as exhibited in this chart:

- 2000 – 940 dues paying units
- 2001 – 1288* dues paying units
- 2002 – 1519* dues paying units
- 2003 – 1702* dues paying units

- 2004 – 1969 dues paying units
- 2005 – 2240 dues paying units
- 2006 – 2569 dues paying units
- 2007 – 2731 dues paying units
- 2008 – 2817 dues paying units
- 2009 – 2817 dues paying units
- 2010 – 2817 dues paying units

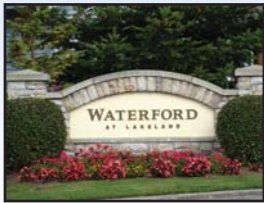
*estimated

DEVELOPER'S Board of Directors (BOD)

Developer Chuck Henderson was appointed the first owner Advisor to the Board (a nonvoting position) and made no personnel changes in his tenure. The first change came at the 2000 Annual Meeting.



The first "CO" of the gated 79 unit **Sorano** Townhome Condominium neighborhood was November 30, 2005 and the last on June 21, 2007. Amenities consist of a split putting green and meeting patio with a trellis and benches. The Monument area is very expansively landscaped.



Waterford was the introduction to the "Master on the Main" plans in Lakeland. The first "CO" of the 101 unit Townhome Condominium neighborhood was September 21, 2001, and the final on May 5, 2003. Amenities include a putting green and benches. There is a well maintained pedestrian path exiting north from 60th St. SE to 59th St. SE.



The first "CO" of the 168 unit multi-storied **Capri** Condominium buildings was July 2, 2004 and the last August 10, 2007. The last building started after Capri sold out and the parking lot space was made available for the last building and open space.



The first section of **Ashton** had been started with 17 homes completed or in process. The first "CO" of the 139 homes built by Polygon is dated February 2001 and the last on May 21, 2004. Ashton has a spacious green area and play equipment. There are monuments at three different entries.



Evergreen had been partially developed with 49 homes completed or under construction when Polygon obtained the first of their 105 "COs" between March 16, 2001 and July 3, 2003. Evergreen has two neighborhood parks with play equipment and monuments at three different entries.



The first sections of **Eastpointe** were completed by other builders. Polygon obtained its 61 CO's between June 15, 2001 and August 21, 2002. Eastpointe backs up to an area outside the Auburn City limits. Their onsite neighborhood park and their south boundary abuts Lakeland East.

As the community moved closer to the requirement for an all owner BOD, the Developer BOD, consisting of one member from INVESTCO, one from TUCCI & SONS and one from POLYGON, chose to transition earlier rather than waiting for the requirement triggered when 75% of the voting power rested with other owners. This event was started by the Management firm who prepared the 2007 budget for ratification in less than a month following the Transition Board's installation.

Although the actual date had not been established, a transition committee set of objectives was available March 16 when the committees were somewhat formalized and started meeting regularly. The election was October 17 when an interim 5-member Board was elected to serve until the next annual election. The Ad Hoc Committee's extensive final report passed on to the Interim BOD was dated October 30, 2006.

Editor's note: Other events occurred during the Polygon era and on into the next phase. The Identification and notes about the other neighborhoods built by Polygon between 2001-2008. An All owner BOD was installed and assumed management of the community. Lakeland East lots were improved and construction has started.

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