

LAKELAND HILLS HISTORY PART 9

Research & Writing by Harold LaDuke

The January Issue presented the northernmost neighborhoods of Lakeland in Pierce County; Ashton, Capri, Evergreen, Eastpointe, Sorano, Reserve, Verona N. and Waterford neighborhoods partially or totally built by Polygon Homes, adding a total of 808 living units to the community. This issue addresses the last eight neighborhoods.

All Owner BODs

In April 2006, a Board was elected with one member for one year, two for two years and two for three - the cycle was set to requirements of the CC&Rs. An Owner Board has different priorities than a Developer, so there were a number of changes that included monthly Board Meetings open to all owners; creating a Purpose Statement; deepened personal concern and attention to the budget process; strengthening the Committees; issuing RFP's; negotiating new service contracts; updating the Guidelines for Lakeland Living; adopting managed maintenance and upgrading of common facilities.

A lot of attention was given communication aimed at building community. Control of the Website was clarified and moved into ownership of the HOA as it was assumed by committee chair Jerry Carpenter. Content is continually updated and the number of users builds on a slow but increasing pace. The Newsletter was reinstated after not being published from 2002 until a 3 issue trial in 2009. Starting in 2010, a quarterly schedule was established.

Pinnacle Estates



Surrounded by Lakeland communities on three sides, Pinnacle Estates has access and egress via 69th St. SE. and by SE 62nd St. SE. Roland Crabtree wanted the land as he was consolidating the acreage for Lakeland, but it was purchased in 1974 by Wade and Horace Thuline. The acreage was developed as a condominium by their company (EVANN LLC) with Phase 1 recorded September 20, 2005. 71

of the 74 lots comprising Phase 1 were conveyed to Steve Jensen Sept. 30, 2005 for a \$3,600,000 consideration. EVANN LLC assigned him the Declarant Rights on October 24, 2006. The Thulines were deeded their lots April 7, 2006. They now live on the property with its unobstructed view, in the home their grandson built to their architects design.

Pierce County valued the developed lots in the high \$200,000s at the top of the market in 2009.

At the present time, the 29 lot Phase 2 on Tracts "B" and "D", still in title to EVANN LLC, is scheduled to come on line in the near future. As reported in the January Newsletter, their annual dues are nearly 32% higher than currently paid in Lakeland (\$395 vs \$270). To date, although there has been some consideration, their HOA BOD has chosen not to be merged into Lakeland as allowed by the Lakeland CC&Rs.

Eight Neighborhoods Highlighted



"COs" for the 170 unit **CARRARA** Condominium were obtained between October 12, 2005 and April 1, 2007. Sales were made from the model complex in Capri. The three story buildings range in size from one to three bedrooms with garages, both attached and detached. There is a Kiddy-park with equipment abutted by Capri, Foxwood and Siena.



The first "CO" of the 70 unit gated **MADERA** Townhome Condominium was September 21, 2007 and the last on August 26, 2008. Amenities include extensive entry area landscaping plus a putting green and a trellised area with seating. Sitting on the bluff off Lake Tapps Parkway, they share the entry to Palermo. Many of the units have panoramic views over the valley and the Olympics.



The Assemblage and Lakeland East

The Assemblage was a series of properties recorded as the 48th Amendment to the Declaration of Lakeland dated October 19, 2006. As recorded, it was a combination of a portion owned by Polygon scheduled for a neighborhood similar to Capri, a section for an upscale apartment complex and Lakeland East, a plat east of "Old Man Thomas Road", abutting Eastpointe on the north and Lake Tapps Parkway to the south. Part of the requirement by the City of Auburn Planning was a traffic light where Old Man Thomas Rd crossed Lake Tapps Parkway SE.

The 51 acre parcel on the south side of Lake Tapps Way SE purchased in 2008 by the Auburn School District for a new Middle School was consolidated by combining the portions owned by



Evergreen-Tucci and the Polygon Property that was to be the Capri type neighborhood.

Recorded in 2009, the Lakeland East property north of Lake Tapps Parkway was divided into three neighborhoods now under control of Conner Homes. Construction is underway on the

68 lot Portofino neighborhood, and the 130 lot Portola neighborhood. These neighborhoods share the sales office and had their grand opening in December 2010. The Villas will cover 13.91 acres with approximately 100 units, now in planning and scheduled to open in late 2011.

Searching uncovers many ties between those involved in property and housing development in the Puget Sound area. In a conversation, Charlie Conner shared that one of his very first jobs was "raking rocks" around a house his father's construction company was building in Twin Lakes at Federal Way. That struck a bell as doing the research for Chapter 2 of this history recorded that Twin Lakes was conceived and development started by Roland Crabtree (referred to as Bill by some) who gathered the land and diligently pursued the development of the LAKELAND properties until his death in 1984.

42 years have passed since Roland Crabtree began 'Consolidation' of land on what was to become LAKELAND, Lakeland Hills, Beneficial, 'unnamed', Vista Heights, a shopping center and four Auburn Schools. During that period, the land has been under the control of five different Development periods – Crabtree, the Latter Day Saints Church, Pat Hendley, Chuck Henderson and Evergreen-Tucci. Add the Lakeland East units to the 2,816 existing, the 542 apartments existing or scheduled to be built and we reach approximately 91% of the 4,026 authorized in the documentation as revised at the time the Lakeland Zoning and Building Permit agreements dated November 15, 2002 were signed and recorded.



The first "CO" of the 101 single family homes in **MONTIANO** was on January 8, 2003 and the last on January 8, 2003. There is extensive green space surrounding the entry monuments with a small park including benches, and egress between homes to the street off a cul-de-sac.



The first "CO" of the 80 unit gated single family homes in **THE RESERVE** was December 14, 2007 and the last May 16, 2008. There is a park with equipment and gathering space as amenities within the community.



The first "CO" of the gated 73 unit **SIENA** Townhome Condominium neighborhood was September 13, 2004. The model complex and parking were used for the Siena, Sorano, and the early stage of Madera sales campaigns. The models were reconditioned to standard features and the parking lot was used for the last building that became ready to occupy on May 30, 2007. Siena amenities are a putting green and picnic/meeting area with a trellis and benches. There is also access to the pedestrian pathway joining Lakeland Hills Way SE past the Kiddy Park and on through between Capri and Carrara to Evergreen Way SE.



The first "CO" of the 78 single-family **TUSCANY** neighborhood was October 23, 2003 and the last November 23, 2004. The community has two street entries and a well maintained pedestrian pathway from the interior street to 69th St SE and Sunset Park which serves as the first or last stop for the Transit bus to the Auburn Rail station.



The first "CO" of **VERONA'S** 174 gated single family homes neighborhood was June 11, 2004 with the last on August 15, 2008. This was the model complex that had served for sales in the Reserve, Verona, Verona North and Verona South. All Verona neighborhoods are accessible from the 8 gates on 69TH ST SE, 67th ST SE, 64th ST SE, 62nd SE and Panorama Drive.



The first "CO" of **VERONA SOUTH'S** 214 gated single family homes neighborhood was June 3, 2004 and the last December 19, 2007.

Editor's Final Note

The entire series is posted on the LakelandLiving website. There is no "free lunch" in this life - and the growth costs have been great to some along the way in this process.

To them, I am most grateful. Research and writing this series has been a very satisfying experience.



— Harold LaDuke

Thank you, Harold!

The Lakeland HOA Board joins the Lakeland Living Newsletter and Website teams in conveying their heartfelt thanks to Harold LaDuke for his tireless research and detailed presentation of this 9 part Lakeland History. He has dedicated countless hours on the computer, in archives and conducting personal interviews to bring this history to life. We know many Lakeland residents appreciate his hard work and have a new understanding of this place we call home. Harold is generously donating this work in its entirety to the White River Museum in Auburn.