



Oakbrook 7th Addition Home Owners Association

PO Box 99685

Lakewood, WA 98496





President's Message

What an interesting year this has been and I hope this newsletter finds you well. During this time, I have noticed many of you wearing masks and coverings and that is one reason why we are flattening the curve. Pierce County and Lakewood have been doing a great job in providing information, guidance and updates as how we can be safe and still keep our economy alive. Much information can be found on the Pierce County Health web site. During this time, I have also noticed many more American Flags flying demonstrating that this is a national emergency.

As everyone has seen, we are getting a new street and sidewalks down to the park. Unfortunately, this does not include extension into our neighborhood, but this will afford a wonderful entry to our area. Shame that there are not more city funds or needs to go all the way through our neighborhood.

You can be very happy with your HOA Board of Directors. I would like to remind everyone that these are all volunteers and we appreciate the time they offer to make our neighborhood one of the very best in Lakewood. We are always looking for volunteers to help fill some vacancies and help with our events.

General Protective Covenants

When we all bought our homes in the 7th Addition of Oakbrook, we signed to accept and abide by the Protective Covenants. These Protective Covenants were recorded in 1977 with Pierce County (before Lakewood was a city, I might add). They are valid and hold the authority of law. The purpose for these covenants is to provide standards to maintain and increase value in our homes. They help to increase our property value. There is nothing in these Protective Covenants that are not simple courtesies to our neighbors. Having an HOA, especially with such a low cost, benefits all of us and helps to continually maintain a state of decorum in our neighborhood. If you do not have a copy of the Protective Covenants when you bought your house, they can be found at the 7th Addition website at:

<https://secureservercdn.net/198.71.233.184/0d3.11a.myftpupload.com/wp-content/uploads/2017/08/Covenants-1.pdf>

In general, most violations are against section 8 which states, "No structure of a temporary nature, trailer, boat, boat trailer, camper, mobile home, motor home, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently. No trailer, boat, boat trailer, truck, camper, mobile home or motor home shall be permitted to remain on any lot unless placed or maintained within an enclosed garage or carport." What this means is that items listed above may not be in your front driveway, but must be in your garage or behind a fence in the side or back yard.

I would also like to point out two other sections that we need to be in compliance with and those are:

Section 7, which states, "No building, fence, wall, or other structure shall be commenced, erected, or maintained upon any lots unless submitted to and approved in writing by the architectural control committee" and section 10, " No animals, livestock or poultry (this includes chickens) of any kind shall be raised, bred or kept on any lot except that dogs, cats and other household pets may be kept. Owners will be required to keep pets within the confines of their property."

During this pandemic, the Board of Directors have been very lenient to violations of the HOA Protective Covenants. The time has come for homeowners to conform with the Protective Covenants and the Board of Directors will begin issuing notices for any violations after 1 November 2020. If you are in violation, we ask that you take corrective action on your own before the Board of Directors be-

Security

If you are connected to some social media outlets, you may notice that our neighborhood has been relatively free of crime. In fact, according to Lakewood Crime web site: <https://www.neighborhoodscout.com/wa/lakewood/crime>, Oakbrook is the second safest neighborhood in the city. We would ask that everyone stay vigilant, keep an eye on each other's homes and if you see something suspicious, inquire or report. The best thing you can do for your home is to have outdoor lights on at night. Each of our homes were originally built with a light in the front yard. Please ensure that the bulb is replaced, if needed. This will be even more important as the days get shorter and the nights get longer. Nighttime is a thief's best friend.

National Night Out Against Crime

Many of you participated in previous National Nights Out. As a result of the pandemic, this has been cancelled in Lakewood for this year. Stay safe.

Dues

Being a homeowner is a huge responsibility and being a member of a Homeowner's Association helps to provide for a comfortable living neighborhood. Dues for our association are only \$30 per year and are due in Jan. It is almost embarrassing compared to most places, but yet it affords our community certain benefits. Our dues go towards paying for Fall and Spring cleanups, this newsletter, sponsoring the National Night out, and legal fees to enforce the covenants. I would ask each of you to pay your dues now, if you have not or in January each year. You can mail in a check or pay on line. Info for either can be found on the HOA home page at: <http://oakbrook7th.com/>

Neighborhood Clean-ups

Due to the pandemic and the governor's Stay at Home Order, the Spring cleanup was cancelled for both Lakewood and for our association. These have been rescheduled and the City of Lakewood's is currently scheduled for 14 and 15 November. Our HOA will have a Fall clean up, with pandemic safety measures in place, on 21 November. We are planning to have a single container for all the trash that won't fit in your garbage cans.

General

Not everything needed to keep our neighborhood clean and neat is in the Protective Covenants, so the Board of Directors would like to ask a few things of you. These are nice courtesies to our neighbors.

- 1) Please do not park in the street. Since we do not have sidewalks, there are many people walking and must walk in the streets. If you park in the street, you cause a pedestrian to walk around a car and farther into the street. This is for Onyx/Zircon as well as other streets and courts.
- 2) Please stay up to date with activities happening in the 7th Addition, Oakbrook and Lakewood. We have a Facebook page (Oakbrook 7th Addition) with lots of information and a website <http://oakbrook7th.com/>
- 3) Please keep your front yard and front of house clean and neat. Curb appeal is a strong indicator of the neighborhood. We would ask that you do not do any major car maintenance in your front driveway. Again, this is an indicator of the type of neighborhood we live in
- 4) Additionally, our HOA has adopted a street, Onyx and Zircon in the 7th Addition, soon you will be seeing the "Adopt A Street" sign in our area. Please be mindful, if you see anyone policing the road and please do your part to keep all roads in the area clean.

We invite you to join our **face book group**

https://www.facebook.com/groups/1796804823747724/?multi_permaLinks=3462287717199418¬if_id=1600896813186511¬if_t=group_activity&ref=notif

Other useful links City of Lakewood website <https://cityoflakewood.us/>

City Facebook <https://www.facebook.com/LakewoodWA/>

North Lakewood Neighborhood Association Facebook

https://www.facebook.com/northlakewoodna/?ref=page_internal

We volunteer out time for our neighborhood because it is truly a great place to live.

Keep well and safe

Sincerely

Kent Troy—President, Sheila Whybrow Newsletter/ Web page,

Todd Mason Secretary, Schuyler Hathaway—Vice President,

Jackie Hunt—member at large, Emily Molina—events , Jim Hall— Treasurer