

INFORMATION FOR RESIDENTS & PROPERTY OWNERS

New Homeowners should register for **Homeowner Membership** on our website www.thelakeviewpark.org. We have an "Owner's Only" page for registered homeowners where we can make announcement and share news. Registering on our website will allow the Lake View Park Commission to reach you via email with urgent news such as Lake Closures and other emergency events affecting the neighborhood. The website requires you to sign up as a homeowner. If you don't sign up we will not be able to reach you except through our very limited mail communications, generally once per year.

You can contact any of the Lake View Park Commissioners through the Contact Us feature on the website. Our website owner's section also allows you to access past newsletters, annual meeting minutes, etc. There is also a Message Board for neighborhood communications limited to Homeowners.

The page HOA / Commission section on the website contains information about neighborhood governance, by-laws, sample deeds, and other important documents. Additional information can be found on the web site regarding the history of the neighborhood, fees & permits for lake use.

Neighborhood Communications

Postal mailings from the Commission are quite limited. We mail a welcome package to new homeowners. After that there are just two postal mailings per year:

1. Your Annual Assessment will be sent to you in January
2. An Annual Newsletter or Annual Meeting Notice will be sent to you in September

Our website is the primary and only official means of communication with the Lake View Park Commission. However we also will post short announcements to the Lake View Park NextDoor social community.

NextDoor - a private social network for our neighborhood

A very active private social network with over 780 members has been established via NextDoor at <https://lakeviewparkasheville.nextdoor.com/>. NextDoor features a map that can help you get to know who your neighbors are and methods to help you make contact with them. This information is private for members of the community only. The Commission occasionally uses NextDoor to communicate urgent news affecting our neighborhood but almost all our future communications will be through our website. NextDoor is also used to report lost/found pets, wildlife sightings, recommendations for local service providers, etc. The Lake View Park Commission Secretary is a "Lead" for the neighborhood and can help you if you have any questions.

Use of Beaver Lake and Park

Beaver Lake and the park are ours to enjoy. Park rules must be enforced, including prohibiting use of the park and paths after dark and the use of alcohol or illegal drugs. *Please read and follow the rules posted at the lake.* These rules are designed to keep the area clean, safe and enjoyable for everyone. Permits are needed for fishing, boating and dog walking in the park.

Responsibility of Residents & Property Owners

Residents and property owners are expected to honor the covenants, rules, and regulations governing Lake View Park. Lake View Park is strictly a single-family community as outlined in the covenants. Short Term Rentals (AirBnB, VRBO, etc), and multi-family rentals are strictly prohibited.

In addition, Residents and property owners are asked to adhere to “good neighbor” practices. This includes: maintaining (paint and repair) the exterior of your house and outbuildings; regular lawn mowing; maintenance and periodic replacement of trees and shrubs; maintenance or replacement of mailboxes, lamp posts, stairs, sidewalks, fences and driveways; ensuring that pets remain on your property or are leashed when off your property; proper pickup and disposal of pet waste; and consideration of noise levels.

Disposal of Leaves, Yard Waste, Garbage Collection and Recycling:

Do not dump yard waste or leaves on Avon or Euclid Parkways, or on any other common property. Homeowners will be assessed all fees incurred to cleanup illegal dumping.

Grass clippings and plant waste are prohibited in the landfill and may not be placed in your garbage containers. Garden waste may be composted or bagged for collection. Brush, tree trimmings (cut to no more than four feet in length) and bagged plant waste generated on the property by the homeowner will be picked up by the city twice monthly. Please keep this brush on the curb of your property – not the parkways or other common property areas. If a contractor does tree trimming or brush cutting, it is the homeowner’s responsibility to assure the contractor removes and disposes of it properly. Please be sure your contractors understand that dumping on LVP property is illegal.

The city also takes care of leaf collection. Leaves can be bagged for regular pick up. Branches and other foreign material must not be mixed in with the leaves. Please do not rake leaves into the street as they may plug storm sewers. The City of Asheville levies fines for storm sewer violations. Recycling materials (newspaper, mixed paper, glass, plastic, aluminum and corrugated cardboard) are picked up every two weeks on the same day as garbage collection (Tuesday).

For more information regarding scheduled garbage or brush pickups, call the city Customer Services Division at 828-251-1122 or visit the sanitation website <https://www.ashevillenc.gov/departments/public-works/sanitation/>

Hemlock Woolly Adelgid (HWA) Alert:

This is a tiny bug infesting the hemlocks in our region. If left untreated, HWA spreads, weakens, and eventually kills the hemlock. In an effort to preserve our parks, LVP Commission is treating hemlocks on the common property. Homeowners are encouraged to do the same. Prompt treatment will preserve the beauty of our neighborhood and stem the spread of infestation. Keep in mind that in saving the hemlocks now, costs of removing dead trees can be avoided in the future.

For the latest information on HWA and treatment options, homeowners should contact: NC Cooperative Extension, Buncombe County Center, 94 Coxe Avenue, Asheville, NC 28801; (828) 255-5522.