Lakewood Village Condominium Homeowners Association
1512 1st Avenue, Coralville, IA 52241



RESIDENT INFORMATION

The Lakewood Village Condominium Homeowners Association (LVCHA) Board of Directors welcomes you to your new home. We believe you will enjoy living here as much as we do. Many believe Lakewood Village is "the best kept secret" in eastern Iowa.

The LVCHA is an Iowa nonprofit corporation which is the governing body of all of the Unit Owners for the administration and operation of the Project, as provided in the LVCHA Declaration, the Articles of Incorporation, the Bylaws, and the amendments (including the Rules and Regulations, balcony maintenance, and financial management).

All Unit Owners are required to provide the Board with all current working phone numbers, email addresses, and vehicle license plates for themselves and tenants.

The information below is intended to be a quick start guide to making your way around Lakewood Village. For more comprehensive information, please refer to the above-referenced documents. If you would like to receive them electronically, contact the Board secretary.

BUILDING ACCESS

The four residential buildings are keyed separately. All residents have access to the C-Building common areas, such as the swimming pool, community room, and laundry rooms by use of a keypad code. To receive the code, contact one of the Board members. Please consider the code to be confidential, giving it only to people/vendors who have a specific reason for entering the building. C-Building keys also unlock the exercise room located in the center of the west garage row (a passage door). A, B, and D-Building residents can request a key by contacting a Board member.

To maintain building security, all main entryway doors and garage overhead doors need to be securely closed at all times except when in use. All residents are encouraged to keep their unit doors always locked.

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MAIL & PACKAGE DELIVERY

A, B, and D-Buildings – Mailboxes are in the entry hallways.
C Building - Mailboxes are in the Community Room near the kitchen.
To facilitate package delivery, clearly show your building identification in your shipping address; e.g. "A-Building," "B-Building," "C-Building," or "D-Building."

PARKING – See monograph #1

All vehicles (cars, trucks, motorcycles, etc.) are to be parked inside garages or in designated parking areas only. Garage doors are to remain closed when not in use to maintain security of the buildings. Parking vehicles on the lawn areas of the complex is prohibited.

Each Unit Owner in the A, B, and D buildings shall have the right to use of one of the four parking spaces on their driveway. Overflow parking is available around the perimeter of the C-Building.

Parking on the driveway in front of the A, B, and D Buildings (between 1st Avenue and the C-Building) is prohibited so that emergency vehicles have unobstructed access to all buildings.

All vehicles parked in designated parking spaces must have current license plates and tags and be in good working condition.

Trailers, boats, mobile homes, recreational vehicles, snowmobiles, campers, or other similar items may not be kept or stored on the premises for more than 36 hours unless in a Unit Owner's garage or approved by the Board. Recreational vehicles may be parked near the Owner's Unit for brief periods (48 hours maximum) while preparing for or returning from a trip.

Additional information related to parking is in the LVCHA Rules & Regulations, section 2.b.

AMENITIES

Community Room – 9 a.m.-9 p.m.

The Community Room, located in the center of the C-Building, can be accessed from the front courtyard entrance by using the courtyard keypad code or the north and south wing doors.

The Community Room can be used for gatherings of all residents and their guests. A refrigerator, stove, and sink are available for use. Full sets of china, glassware, and flatware are also available for residents' use. Contact a Board member for the kitchen cabinet padlock code.

A calendar is located on the bulletin board in the Community Room where a private event can be scheduled. Record your name, phone number, desired time of use, and anticipated number of participants. Those using the room are expected to restore it to a clean space after use. Trash and recycling need to be taken to the dumpsters in the utility garages. The fireplace is not functional for burning wood.

A billiards table and game table are located on the balcony above the Community Room and are available for the enjoyment of residents and their guests.

Laundry

Coin-operated washers and dryers are located on the lower level of the north and south wings of the C-Building near the building entrances. Because they are used frequently, it is important that clothes be transferred from the washers to the dryers soon after the wash cycle is complete and removed from the dryers when finished. For optimal drying, the dryers should be filled only to two-thirds capacity. Any problems with the equipment should be reported to a Board member.

Swimming Pool (Natatorium) – See Monograph #2 Swimming Pool Rules

The swimming pool is an indoor heated pool located in C-Building below the community room. There are two entrances: one each on the north and south sides of the lower level central section of the building. The doors automatically unlock at 6 a.m. and lock at 9 p.m.

To locate the pool from the front main entrance, upon entering the building, turn to your right or left, proceed down the steps to the lower level. A women's locker room is located to the right of the north pool door and a men's locker room to the left of the south pool door. Swimming is at one's own risk as no lifeguard is on site. The pool patio door is for emergency exit only.

Children must be supervised at all times. Pets are never allowed in the natatorium.

Patio

A patio is located on the west side of the C-Building, outside natatorium. Please feel free to use the chairs and tables located in that area; however, they should never be taken into the natatorium.

Animals are not allowed anywhere in the patio area (concrete or grass) to prevent the tracking of animal fecal material into the indoor pool area.

You may use a grill in the patio area. See Monograph #3 for Grilling guidelines.

Exercise Room – 6 a.m.-10 p.m.

An exercise room is in the middle of the west garage row (passage door) and is accessible by use of any C-Building entrance key; separate keys are available for A, B, and D-Buildings residents (contact a Board member to receive one.) Use of the exercise room is "at your own risk." It is recommended that people do not exercise alone and always have a cell phone close by (there is no phone in the room).

The equipment is to be used only by LV residents and guests over the age of 15 years.

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Recreational Equipment Storage

The space on the right side of the north utility building (garage "D") is available for residents to store recreational equipment such as bicycles and kayaks.

The following services are provided to all residents and are included in a Unit Owner(s) monthly association dues.

Common Area Maintenance

Cleaning

The Common Areas are cleaned once per month; this includes dusting, vacuuming, wiping solid-surface flooring, cleaning entryway windows, and picking up trash.

Maintenance

The LVCHA's management company makes repairs in the common areas of the complex. Maintenance needs are documented on the LV Task List, which is provided to the KMB HOA manager for scheduling. Unit Owners/residents are to immediately report any defect or need for repairs, which are the LVCHA's responsibility to remedy, to a Board member.

In case of an emergency, contact KMB first at (319) 351-0102, then your building representative.

- For a **sewer** emergency, contact your representative for approval and then call a sewer cleaning company directly. The LVCHA will maintain the plumbing lines in the buildings except the first eight (8) feet measured from the Unit's sink, drain or toilet by a plumber's line.

When *not* an emergency, call or text your representative:

- **For the A, B, and D-Buildings:**
  Carol Throckmorton, **(319) 337-3030** or carolthrockmorton108@msn.com
- **For the C-Building:**
  George Volk **(319) 400-4096** or thecleaningcrewiowa@outlook.com.

The management company will also manage repairs for individual homeowners. Maintenance charges for work done within a unit are the owner's financial responsibility. Call KMB directly to arrange your personal projects.

Trash and Recycling – See Monograph #4

The trash and recycling dumpsters are in two separate utility garages, one each on the north and south sides of C-Building. The garage on the left side contains two dumpsters, and both are clearly labeled: one is for trash and the other for recycling.

Glass is NOT recyclable. Glass needs to be taken to the Coralville or Iowa City glass recycling centers.

If you have appliances or furniture in good condition that can be reused or repurposed, there are resale stores in the area that will accept them (donation or consignment). The Board of Directors can assist, if desired.

Pest Control

The D&R Pest Control treats interior Common Areas once per quarter year round and exterior areas monthly between April through October. They will also treat the interior of individual condos and garages, if requested. The interior treatment charges are the responsibility of the unit owner. Call (319) 354-1606 to make arrangements.

Lawn Care

Our lawncare company mows the grass weekly during the summer months and conducts other landscaping-related tasks, including fall cleanup. Residents' assistance with common area flowerbed management is encouraged and appreciated. Owners who have patio gardens are responsible for keeping them attractive and weed-free.

Snow and Ice Management

During the winter months, our snow removal company closely monitors weather conditions and is prepared to move the snow, clear the sidewalks, and apply ice melt as needed. Their crew comes to Lakewood Village as soon as possible after the snow stops falling. Initially, they clear paths from the buildings to the parking areas and then return later for a more thorough cleanup. Following the initial visit, they monitor conditions and return for additional services, as needed.

See Monograph #5 -Precautions for Snow & Ice-Covered Sidewalks, Parking Areas, and Driveways.

Gas and Electricity

The costs of common area gas and electric services are paid by the LVCHA. The individual C-Building units are all electric, and the Linn County REC bills the unit owners monthly for their usage. The A, B, and D-Buildings have both electric and gas services, and they are billed monthly by Corridor Energy Cooperative for electricity and MidAmerican Energy for gas.

Water

One water meter serves the entire C-Building, and individual unit owners are assessed a monthly water fee to cover the cost. The A, B, and D-Buildings units each have their own water meters, and the owners are billed directly by the Coralville Water Department.

Water Softening System

Due to the quality of Coralville water, it is beneficial to have softened water. All units in the C-Building are served by a central water softening system. This service is included in the monthly water fee.

The owners of the A, B, and D-Building units may wish to have water softening equipment in their utility rooms and are responsible for purchasing and maintaining their systems.

Sanitary Sewer System – See Monograph #6

OTHER INFORMATION

Noise Control

Noise control shall be consistent with the City of Coralville's general time for noise control: 11 p.m. to 7 a.m. This quiet period is also observed by Lakewood Village for all interior and exterior common areas.

The Lakewood Village buildings were constructed using wood joists and plywood decking between the floors and ceilings. This means that sound transfer from the upper units to those below occurs. Residents of the upper units should be cognizant that noise affects the quality of life of those residing below. Every attempt should be made to exert sound control. Use of carpeting whenever possible is encouraged.

See also Monograph #7 – Noice Control.

Smoking Regulations

Smoking is not permitted in the common areas of any building, and cigarette butts are not to be discarded common areas. Second-hand smoke is an unreasonable annoyance. Please be respectful of all who share our living spaces.

Community Safety – See Monograph #8

Condo Safety – See Monograph #9

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Use of Limited Common Areas – See Monograph #10

Animal Ownership - See Monograph #11

Grilling – See Monograph #3

Routine Siren Testing

Sirens are tested on the first Wednesday of each month at 10:00 am. They are operated by the Johnson County Joint Emergency Communications Center and are located nearby, across from the Brown Deer Golf Course entrance and near the 1st Ave/Holiday Road turnabout.

Quarry Blasting

Lakewood Village is located across the street from a quarry. The River Products Company conducts blasting, usually in the summer months. If they are working near 1st Avenue, the blasts can sound and feel like small earthquakes. If you would like to have advance notice for when the blasts will occur, contact schroederdev@vtdata.geosonics or call 319-338-1184.