



1/1/2024

## Hello Lakewood Community,

We would like to extend our warmest wishes for a Happy New Year to all Lakewood Property Owners! This letter serves to provide you with an update and important information regarding Lakewood. It is our hope that you take the time to familiarize yourself with the details contained herein as they address many questions that may arise. This letter contains: a dues coupon to be returned with your dues for 2024, Informational items regarding Lakewood, 2024 Budget and an event calendar page.

### DUES

The dues for this year amount to \$500. All dues' payments are due to LEPOA on or before March 1st, 2024, with a postmark date no later than 3/1/24. Any payments received after March 1st, 2024, will be considered late, and will incur a \$50 late payment fee charged monthly until the payment is received. Please utilize the enclosed coupon for all pertinent information to assist in making a timely dues' payment.

### VOLUNTEERS

We extend our sincerest appreciation to all the volunteers who help make Lakewood an exceptional community. We have several events throughout the year, and many residents take part in the festivities sponsored by LEPOA. Volunteers also helped us SAVE \$32,600 by assisting with mowing, gate repairs, and general maintenance. THANK YOU!!! Lakewood would not be what it is without our volunteers!

### PROPERTY REMINDERS

Please note that if you intend to build, add, or modify a permanent structure or fixture on your property, it must be approved by the board. This includes cement, pavement, adding an addition, a fence, a cover, or structure. Seeking board approval is imperative to ensure that property owners do not overlap on someone else's property line or easement. It is also critical to ensure that any changes or additions to the property comply with all covenants & guidelines. We encourage you to contact the board first to avoid having to redo the work or receive a fine.

### SEPTIC CHECKS

The next septic check is scheduled for the year 2025. The septic checks are conducted on an odd-year schedule to ensure that our drinking water remains clean.

### VOLUNTEERS

We could use volunteers in many areas. Areas needing volunteers:

- Volunteer to oversee LEPOA architectural committee, this position would look over drawings sent in by a property owner and make sure the plans meet all the criteria in our covenants, our rules, and regulations. It would be helpful if this person had a background in construction.
- Volunteer to help with watering flowers in the summertime.
- Volunteer to help with bush cutting.
- Volunteer to help with the yearly water testing.

- Volunteer to help with different events each year.

If you're not involved, we would love to have you volunteer by contacting a board member!

### **Items Accomplished in 2023:**

- Camera at Oakwood gate. This caught a delivery driver damaging the gate and they paid the \$1050 for the gate to be repaired.
- Built two sign shelters in April for Oakwood gate and Fish Hook boat ramp.
- Added stone on white oak trail at all low areas in April.
- Finished Cottonwood Trail at the hill. The road was widened, and drainage ditch was made to stop road erosion in April.
- Added stone by bridge on Cottonwood on 4/18/23.
- Added stone on Lakewood Rd. by hill near boat ramp. This was done to help road erosion. 4/18/23
- Added stone by Oakwood gate for sign to allow cars to pull over.
- Installed new mailboxes 5/6/23.
- Expanded parking area on Fish Hook boat ramp. Added car stops and signs.
- Widened road and moved dock over on Beaver Lake.
- The road at Fish Hook was completed all the way. The only thing left is to stone two pull offs for traffic.
- Drainpipes were added under the road on Lakewood Drive, then rock was added over this area to raise the road to stop it holding water to prevent erosion.
- Stocked fish in Bar Lake this year.
- Replaced the culvert pipe under road at Bar Lake at boat ramp.
- Added rock on the shoreline of Bar Lake boat ramp, to stop road erosion and subsequently made additional parking for cars.

### **Items Planned for 2024:**

- Put rock on Mallard Drive.
- Our front gate entrance fund will receive \$5000 this year (2024) earmarked to be saved, bringing the total to \$9440.
- Create a fund to tar and chip Cottonwood and recoat Lakewood by earmarking \$5000 this year 2024. We will then have \$9450 saved.
- we would love to tar and chip Cottonwood this year and that might be possible through some private donations. If anyone would like to donate money towards the front gate or the roads that would speed up the process to get these items accomplished. Also, a HUGE thank you to those people that have already given donations.