

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:

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DUES

The dues for this year amount to \$600. All dues' payments are due to LEPOA on or before March 1st, 2026, with a postmark date no later than 3/1/26. Any payments received after March 1st, 2026, will be considered late will incur a \$50 late payment fine as well as a \$50 monthly fine until the payment is received. Please utilize the enclosed coupon for all pertinent information to assist in making a timely dues' payment.

PROPERTY REMINDERS Please note:

- 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, retaining walls, docks, dock cover or carport cover, sheds, solar panels, or any other type of structure. Read all covenants and rules for more information. If you have questions, call the board. Seeking board approval is imperative to ensure that property owners do not overlap on someone else's property line or easement. It is also 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. Once documents have been submitted, the board will need 30 days to view and vote on approval at a monthly board meeting.
- Fast boating starts the weekend of Memorial Day (May) through the last weekend of September. Fast boating days during this period are Wednesday, Saturday, Sunday, 11am till 6pm. ALL other months and times Bar Lake is a **NO WAKE** lake. The board will choose, if it is a holiday (week)end, a Friday or Monday to be added to the fast boating.
- The NO WAKE area means absolutely no wake. Fines will be given out if this is not followed. A video was emailed over the summer showing everyone what a correct "no-wake" zone looks like, please refer to this as a reminder. This video is also linked on the LEPOA webpage.
- A camera will be monitoring Bar Lake for the safety of our property owners. Violations recorded on the camera will be fined \$100 for each offense. This is not a per day fine, but each offense.
- Please make sure all family and friends know & understand the rules and that they are strictly followed.

- All improved lots must keep grass and weeds trimmed. An “improved lot” includes any property with a **home or shed**. Vacant lots may remain in their natural state.
- Any fence on your property must be kept in an orderly, well-maintained condition. Please repair or remove any fence that is damaged or deteriorating.
- If you start a fire on your property for any reason, you must be present on your property. Fire MUST be extinguished before leaving property.
- All boxes going into the dumpster must be flattened.
- In accordance with the covenant and bylaws of LEPOA, renting of your property is strictly prohibited.

VOLUNTEERS

We extend our sincerest appreciation to all the volunteers who help make Lakewood an exceptional community. We can always use more volunteer help, please contact the board if you would be willing to serve in a volunteer capacity. Areas needing volunteers:

- Volunteer to oversee the architectural committee. This position would help with plans sent to the LEPOA board to make sure they follow the rules and regulations of LEPOA. Ideally, this person would have a background or knowledge of construction.
- Volunteer for summertime flower watering.
- Volunteer to help with brush cutting.
- Volunteer for activity director to help plan and organize events, without more volunteers most of the activities will be limited.

SEPTIC CHECKS

The next septic check is scheduled for 2027. The septic checks are conducted on an odd-year schedule to ensure that our drinking water remains clean. This test must be handed in by 10/31/27 or it will be considered late. A \$100 late fee will be assessed after this date and \$50 each month it is not turned into LEPOA.

Items Accomplished in 2025:

- Added 130 tons of stone starting at first bend of Mallard Drive to the second bend of the road (1/25).
- Repaired sign on Hungry Hollow and Cottonwood Road (3/25).
- Installed post for camera on Bar Lake (3/25).
- Added three (15mph signs) and three (No ATV signs) on Mallard Drive (4/25).
- Added 45 tons of stone on Cypress Cove (4/25).
- Tar & Chipped Lakewood Road from Henning to Boat Ramp on Bar Lake (8/25).
- Purchased new front gate for Henning Entrance (8/25).
- Social Events:
 - Fishing Tournament for youth & adults, Lakewood Annual Clean-up, Fall Festival, Adult Craft, Cookie Exchange.

Items Planned for 2026:

- Build new front gate.
- Add stone to any road sections that need it.

- Shocking lakes for testing. Then, stocking lake with any leftover funds.
- Continue the allocation of funds for the maintenance and recoating of tar and chip roads, with Lakewood completed in 2025 and Lakewood and Cottonwood tentatively scheduled for 2029. The annual budget shall include a dedicated appropriation of \$10,000 for the upkeep of these roads.

Lakewood Estates 2026 Activity Calendar

4/11 - Clean-up Day (9am)
Rain date (4/25)

5/30 - Men's Adult Fishing
Tournament

5/23 - Annual Meeting

10/3 - Fall Festival

Please mark your calendar if you would like to participate in any of these activities! If you have any questions, please contact the board.

** Activities may be added depending on new event coordinator.