

August 15, 2014

Lakewood Property Owners Association

So long, summer! You sure were swell.

It's been an eventful summer here at Lakewood. After a brief absence, the Summer Cookout was brought back by popular demand this year and you made it a smashing success with the best turnout we've seen in some years.



Happy picnic-goers

135 homeowners and guests came out for the food and fun, which this year included a 50/50 raffle and a prize raffle, water balloon toss, volleyball tournament and a bags free-for-all. We hope to add more organized games and competitions next year.

Thanks to all those who lent a hand setting up, serving food



A friendly game of bags

and cleaning up afterwards and special thanks to our chef, Kelly Bain, for grilling up all those delicious dogs and burgers!

Many of our homeowners made it out to enjoy our beautiful beach and other lakefront amenities. We even witnessed a spirited game of water volleyball just outside the swim area. Nice!



Kelly and Norm working their magic

Nearly everyone dutifully displayed their hangtags in their cars while they were parked in our lot. This helped us keep down the number of non-members visiting



Heading to the beach

our common areas and we sincerely appreciate your cooperation.

We are investigating

different gate options for the future that will make it easier for all of our members to have easy access to our common areas.

Your Lakewood board experienced change this summer as well. You can read about that and much more inside this issue.

Enjoy the rest of your summer!

Important Contact Info

Lakewood Board
Lakewoodpoa@hotmail.com

To Reserve the Pavilion
608-339-7746

Adams County Sheriff
608-339-4289

DNR Burning Restrictions
888-947-2876

DNR Violations Hotline
800-847-9367

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What's on the Planning Table for 2015?

The answer is PLENTY! The Board meets nearly every month to discuss current issues and what we'd like to accomplish for the association in the future. Here are some of the things we're talking about:

Dredging the boat ramp—We get lots of questions on this from our boating homeowners. To be honest, it's quite a sticky wicket due to a couple of issues. A) It's expensive and B) It will need to be done every year or every other to make it consistently usable. Our first steps are to do sand-testing and investigate sand removal laws. Can we push it deeper or does it need to be hauled away? We will perform a cost/value assessment and plan from there. We will update you in the next newsletter.

Building a Lakewood Website— Homeowner Mike Fountain owned lakewoodpoa.org for years and has kept up the renewals. He generously transferred ownership of the domain to us and we are all set to begin construction of our own website. This will be a place where everyone with internet access can find information about Lakewood. We are excited to get started on this soon.

Electronic or Smart Gate—We have recently opened a separate bank account where we will save money to buy an entrance gate that will give homeowners greater access and better security. Special non-dues monies like the 50/50 raffle and the picnic "at the door" monies will go towards that goal. We will be looking for more ways in the future to build that fund.

Theme Parties—More fun is what we want and more stuff we can do together. Some ideas so far include Luau Party on the Beach with a DJ and Boo-Fest with pumpkin carving and scary movies. Volunteers and ideas welcome.

Preparations for Winter

The water at the lakefront will be turned off and the pipes winterized, the porta-potty taken away and the volleyball net will come down on **September 15**.

The entrance gate will be locked for the winter on **December 1 (weather permitting)** to reopen on April 1. If you would like to access the lakefront during that time, a key may be purchased for \$5. Email your request to lakewoodpoa@hotmail.com.

Covenants, Restrictions and Bylaws Primer

Since we are all members of our neighborhood association by virtue of our ownership of property in Lakewood, we are legally obligated to the terms that were put in place by the developers back in 1982. At that time, a Declaration of Covenants and Restrictions and Bylaws of Lakewood Property Owners Association, Inc were written and submitted to the State of Wisconsin.

These documents outline our responsibilities and obligations as property owners in Lakewood and tasks an elected Board of Directors to oversee compliance and even facilitate changes that might need to be put in place to carry us into the future. They also cover the required maintenance of our common areas as well as our personal properties, placement of liens on properties

that are delinquent in paying association dues and many other issues. There have been amendments to our Covenants and Restrictions along the way, the most recent being the 6th Amendment, which states in part that: No Mobile Homes can be used as a permanent residence and that abandoned motor vehicles (unlicensed for 30 days) cannot be kept on any lot for longer than 30 days within any 365 day period.

As a board, we are bound by these rules when we make decisions. We encourage you to read the Covenants and the Bylaws. Both documents are located in "files" on our Facebook page or we will gladly email you a copy upon request.

Your Lakewood Board of Directors has Changed

Your Lakewood Board of Directors looks a little different than a couple of months ago. Norm Hampson is now President and Maureen Cramer took over the Secretary position after the resignations of Barbara Berken and Michol Startup in June.

Two interim board members have been nominated and confirmed, Eric Koppa and Amos Denman. They will serve until our next election in May when those positions will officially be opened up to candidates. Following is a little snapshot of our new board members.

Eric Koppa has owned a home in Lakewood since 2005 and began living here full-time in 2010. He has served as a secretary on a condo association board in Chicago and as such was responsible for the management and oversight of a 77 Unit building. He is a licensed Realtor and still believes that the Realtor Code of Ethics is a healthy guideline for any successful business endeavor that includes representing the interests of others. "As a full-time resident of Lakewood, I look forward to working with the board to create a clean, engaging, inclusive, and exceptional community here in Wisconsin."

Amos Denman and his wife Tina bought their

home in October of 2013. They have 2 daughters, Brooke and Nicole. Amos and family live in Reedsburg and he works in Baraboo at Minuteman Press. He does an awesome job printing our newsletter! You'll probably see Amos out in his front yard (that's where we usually find him) on any given Saturday, getting the 4-wheeler ready to go or talking to his neighbors. Amos likes to snowmobile too but as he told us, his "pride and joy is a 1981 Trans Am, which has been in the family for 27 years."

Amos looks forward to joining the Lakewood board and invites you to say "howdy" if you see him around the neighborhood.

Thank you, Eric and Amos, for stepping up to the plate on such short notice.

Finally, we'd like to recognize and commend Barb and Michol for the work they did on the board as interim and elected directors. Their significant contributions to the Board and the Association included instituting best practices for more organized meetings, better financial record-keeping and reporting and an updated newsletter format that makes Lakewood news more fun and engaging. We wish them the best of luck.



 **18-Holes**
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Upcoming Events
Every Friday & Saturday Night
Live Music at the Tiki Bar

August 31st
Labor Day Weekend Celebration

August 31st
Couple's 9 & Dine Tournament

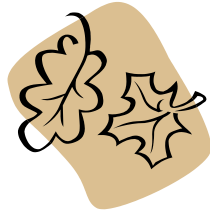
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 **KemperSports**

Lakewood Property Owners Association

Lakewood POA
P.O. Box 371
Adams, WI



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lakewordpoa@hotmail.com



Lakewood
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We are committed to making Lakewood the BEST neighborhood in Central Wisconsin and a great place for all to pursue the activities or leisure that interests them.

Thank you for your continued support and cooperation. We look forward to serving you.

Lakewood Board of Directors,
Norm, Judy, Val, Maureen,
Kelly, Amos and Eric

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P.O. Box 371
Adams, WI 53910