



# LAKEWORD MAR 1992 VOLUME III NO 1

A QUARTERLY PUBLICATION OF  
THE LAKEWOOD HOME OWNERS  
ASSOCIATION ON CASTLE ROCK  
LAKE IN WISCONSIN.

## PRESIDENTS CORNER

The purpose of the recent survey sent to you was to get the pulse of the lakewood homeowners on issues that have been brought to our attention, or that we have discussed. Approximately 33 % of the homeowners responded (81 out of 240). While I personally feel this was a disappointing response, the positive side was the time and thought put into the responses we did receive. In order to serve the majority of homeowners, it is important to know the feelings of the majority.

The return of your signed proxy is very important if you do not plan on attending our annual meeting on May 2nd, 1992 at 1 PM. Please sign and return your proxy. We must have 10 % or more of the homeowners represented either in person or by proxy for a quorum, which is required in order to conduct any business. A proxy is a statement in writing giving the power to act for another. Article 303 of our by-laws states the class A & B members shall vote in person or by proxy executed in writing by the member.

No proxy shall be valid after 6 months from the date of its execution. A corporate member's vote may be cast by the president of the member corporation or by any other officer or proxy appointed by the president of such corporation. When you sign your proxy, you are in effect giving me the right to vote in your place. You may of course express your views of any action expected to be voted on and they will be taken into account. If you are not sure if you will attend the meeting, sign and mail your proxy so that your voice is heard. If you do attend, you may have your proxy returned upon request and then cast your vote in person.

Some of my reflections on our survey are as follows:

(1). The board of directors is unanimous in our feeling that the lake front property is a valuable asset to our corporation. We have spent time and money to secure the entire lakefront for all of the homeowners and are not in favor of giving the lakefront area to anyone.

(2). On the subject of real estate signs, we had a

legal opinion from our attorney at last years meeting that the ban against these is not an enforceable covenant since it may conflict with property owners rights under local, state or federal law. We are not taking further action in this area - we feel there are more important priorities.

(3). Beach tags or other means for limiting access to lakefront to members only would be costly and with present resources not reasonable and practical to enforce. We are taking no further action on this matter at this time.

(4). We plan on raising dues the 10% which is allowed per year by the corporate by-laws. We do not feel this additional 3 to 4 dollars per year is unreasonable or should be a hardship on any property owners, and maintenance of the common property along with road repairs and insurance require more income.

Current items on our agenda for the May 2 meeting include having a legal survey of lakefront area, better road and parking lot maintenance, possible pier extension, more comprehensive clean up and maintenance of the grounds, repair of the boat ramp, a portable toilet, removal of construction trailers from lot # 306, simple landscaping and an amendment to prohibit mobil homes.

If anyone is interested in running for the board of directors, please notify us as soon as possible. Nominations will be open from the floor at the meeting as they were last year. This has been the mildest winter on record, but I'm still looking forward to summer at lakewood. See you soon.

Mike Templeton

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Mr. Jim Tamburino of lot # 147 has agreed to chair a tax committee to look into possible ways to seek relief from the rapidly increasing real estate taxes. Any homeowner wishing to serve on the committee with Jim should call him at his home in Roselle, Il. at (708) 529-1048.

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#### SURVEY SUMMARY

The final count was almost 90 owners responding to the survey questionnaire sent out in the Dec. 91 "LAKEWORD" mailed in January. A brief summary of the results for those responding follows. (We still have a silent majority of about 2/3 of you who have voiced no opinion.)

Items 1, 3, 6, 11 & 13 were approved by a substantial margin. They deal respectively with: 1 - Ban Mobiles & Trailers, 3 - have portable toilet for entire summer, 6 - Continue to pay for beach area maintenance, 11 - investigate ways to seek R E tax relief & 13 - repair boat ramp.

Items 4, 9 & 14 were approved by a much narrower margin. 4 - control lakefront access with tags or permits, 9 - Build shed to store pier and possible equipment, 14 - dredge boat launch.

Items 2, 5 & 12 were a wash with those who responding almost equally divided. 2 - bar realty signs, 5 - Install gates to control access, 12 - expand pier.

Items 7, 8 & 10 were rejected. 7 - hire a landscaper for beach, 8 - blacktop road 10 - A permanent type building.

Even those approving some of the more costly options expressed reservations and concern about cost and asked that we go slow. It is clear that with many owners still spending money to finish building, with the taxes so high, the current market value of these properties down and most people still nervous about the nations shaky economy, there is little tendency to consider any expenses that might result in special assessment. We still have 1 or 2 people suggesting that we give the property away, but most are content to continue much as we have been with minor updates as possible and keep cost to a minimum.

The main objections to access control seem to be both the probable cost and difficulty of enforcement. Some objections to road improvement are along the same line. Many feel that others are using it and we should not pay maintenance for their benefit. Another area of concern for improving lakefront is that it might increase R E tax even more. We will have to look into this, but it is not at all clear that to improve the lakefront would add much if any to each owners tax bill.

Even though it was approved by a narrow margin, there is concern about dredging the boat launch area on 2 counts. First is the fact that it is costly and lasts such a short time due to the prevailing west, northwest and southwest winds. The other concern is that it might create a drop off which could be a hazard to small tots using the beach for swimming. Some members feel that both pier and launch ramp are too close to swimming beach.

The concensus of the board at the March 7 meeting was that we would cut any unnecessary spending and hold off on all but essential services for the coming fiscal year. About the only other thing we could do to cut spending any further would be to eliminate the news letter. We have not yet received a clear mandate from owners to do that. We have cut postage by limiting this issue to 2 pages so it can go out with annual meeting notice mailing.

#### ADVERTISEMENTS

FURNITURE FOR SALE: Pair yellow tuxedo love seats @ \$100 each, pair ivory kroehler swivel rockers @ \$75 each, ivory tuxedo 88" sofa \$125, la-z-boy recliner - avocado \$75 plus drapes, valances, lamps & table rounds all good or excellent condition CALL JOYCE (608)339-9699.

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The Golden Rule is never old  
But only becomes dead,  
To those of us who hear not what  
The Golden Rule has said.  
by JOYCE RYAN