



PRESIDENTS CORNER

# LAKEWORD SEPT 1992 VOLUME III NO 3

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

It appears summer has come and gone so quickly, most of us hardly knew it was here. I understand it was the coolest summer in the 77 years since 1915. In spite of the cool summer, we enjoyed the time we spent at Lakewood as we always do.

If you plan to run for a position on the Lakewood Board of Directors next May, let it be known as soon as possible. It is very difficult to get elected from a nomination from the floor since many votes are already cast by proxies by those members not planning to attend the annual meeting. If you are serious about wanting to serve on the board, let us know in time to get your name on the proxy ballot which is sent out in March.

Over the summer we have had a legal survey of the lake front property completed, the road to the lake front graveled and graded and the porta-potty installed and maintained for the summer. We got the construction trailers removed from lot 326 and a new boat ramp installed. We also had a retaining wall built to reduce the sand erosion onto the boat ramp drive. We have arranged to have the pier removed and stored for the winter, sometime between Oct. 15th and 25th.

Projects we are currently working on are two proposed amendments to the "Declarations & Covenants" as follows. 1. Mobile homes will be prohibited as a permanent residence on Lakewood Lots. 2. Unlicensed and abandoned vehicles will be prohibited. These, after being carefully worded by our attorney, will be out to a vote by the entire membership. They will require a 75% membership approval to be adopted. We intend to send these out in March with the proxies, with the wording on a post card that is returnable with a place to vote yes or no. There will be a separate vote for each separate amendment. We hope you will vote yes on each. We feel this will help to maintain the beauty

and value of all our properties. If these are approved, they will have a 30 day removal clause. Violators will be sent a certified letter of non-compliance and given 30 days for removal after which the Board of Directors will arrange for removal at lot owners expense.

Without these Covenants, our hands are tied in resolving complaints. One case in particular is an abandoned and unlicensed truck on private property which is an eye sore and in my opinion a safety hazard. As things stand, we cannot go on private property to remove this truck and the owner has been unresponsive to our inquiries and complaints. Whatever your views, your opinion and response are very important.

Projects for the spring of 93 will include talking with the DNR about dredging boat ramp, installation of floatation markers to designate and protect swimming area and extension of pier by two more sections with another lateral arm. We also hope to talk to a landscape engineer and try to develop a long term plan for best utilization of the lake front property. We hope to develop a plan which can be implemented in stages as funds are available. Anyone having landscape engineering experience, we would like to talk to you.

We plan to raise the dues to \$36.00 this year. I don't feel the \$3.00 increase should cause a hardship on anyone and it will provide extra funds to help accomplish our common goals to maintain and improve the common property.

Hope all of you have had as nice a summer as we had this summer at Lakewood. We look forward to seeing you all in the spring and hope you all have a pleasant and prosperous off season.

MIKE TEMPLETON, PRESIDENT

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EDITORIAL

**DUMP DAYS & HOURS**

Apr 15 thru Sept 20  
 5 to 7 pm Weds - 10 am  
 to 1 pm Thurs & 1 to 4  
 pm Sat & Sun.

Oct 1 thru Apr 14  
 2 to 3 pm Weds & 1 to  
 4 pm Sat.

**ADVERTISEMENTS**

We have just one Lakewood Lot left  
 at the closeout price of \$1595.00  
 with \$95.00 down and the balance  
 over 36 months on a cash price of  
 \$1395.00. Call Gary Karshen at  
 (708) 654-2282.

TOM'S TREE SERVICE - Trees, shrubs  
 and hedges trimmed or removed,  
 decks built or repaired. Call TOM  
 WALSH (608) 339-9152.

LAKEWOOD PROPERTY OWNERS ASSC  
 POST OFFICE BOX # 7  
 ARKDALE, WISC 54613



JON S & VICTORIA L WEISNER  
 149  
 348 W WINDSOR DRIVE  
 BLOOMINGDALE IL 60108

Elsewhere in this newsletter you will see the  
 days and time when the dump on Cumberland  
 between City 7 and 20th ave is open. Post it so that  
 everyone knows when where and how to properly  
 dispose of waste.

We have acquired some teeth to enforce  
 illegal dumping bans. Trash is being inspected for  
 items to identify the source household and some  
 local residents have been taking license numbers of  
 vehicles seen dumping illegally. All owners are  
 asked to report license number of any violators  
 seen to local police or to a Lakewood board member.

As board members, we hear comments we  
 should not spend money to have lake front common  
 area cleaned up and we hear comments that we are  
 not doing enough to keep it clean. Tom Walsh has  
 done an outstanding job for the nominal sum we are  
 able to pay. Litter and debris disposal is an equal  
 obligation of each property owner. Though Tom has  
 done a good job, it is not realistic to expect him to  
 collect garbage every day. We have NO budget for  
 maintaining this service year around, so it is up to  
 each of us to see to it that garbage and trash is  
 disposed of properly.