

# LAKEWORD

VOLUME IV # 3

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Quarterly Publication of Lakewood Property Owners Association on Castle Rock Lake in Adams Cty. WISC.. - Pres. - Mike Templeton Vice Pres. - Mac Ryan Editor - George Robinson (708) 455-1190 or (608) 339-3349 Address P O Box #7 Arkdale, WI.



## THE PRESIDENTS CORNER

I hope that you and your family have enjoyed the summer at Lakewood, as we have. It's hard to believe that summer is almost over again. Some items that have come to my attention and need to be addressed regarding the Lakefront Area are as follows

1. When using your vehicle to bring your beach equipment to the beach area by way of the boat ramp, please unload your vehicle and repark it in the designated parking area. The boat ramp is NOT a designated parking area. Please do this as a common courtesy to residents that wish to use the ramp to launch their boat.

2. We have an area designated for vehicles with boat trailers. Please, after you launch your boat, park your vehicle and trailer in the area designated for this purpose. Once again, this is common courtesy to your neighbors who wish to park in the single vehicle parking area.

3. If you bring a pet to the beach, it must remain on a leash. If your pet makes a mess on the beach or in the park area, please clean it up. The reasons for this should be obvious.

4. If you or your party create a mess or have garbage and debris lying around, please clean and pick up before leaving. Please take your trash and garbage to the dump. Our Lakefront Park is NOT a Garbage Dump.

We have many people using the Lakefront over the summer. We need your help and cooperation in keeping it reasonably neat. At one count there were 60 plus people using the Lakefront facilities at one time. With everyone cooperating, it can be

kept in good order and be a pleasure to all members.

One further note on the Lakefront. The unfortunate accident over Memorial Day may have been caused by an act of vandalism. Please call the Adams County Sheriff if you witness vandalism at our Lakefront or any Lakewood Property.

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Mr Tom Walsh is hired by the Board of Directors to maintain the Lakefront Park & Beach Area. If he asks that you move your vehicle or leash your pet, please comply. He is representing all Lakewood Owners in trying to make our common area more enjoyable. He is requested to report to the Adams County Sheriff any acts of vandalism or disturbances on the beach. He also is instructed to take license numbers and report any unauthorized dumping at the Lakefront Park.

I wrote a letter to Woodland Farms Real Estate regarding reports that they were promising buyers lake access through our property. This was a result of confusion with the Town of Quincy Access area across the bay from us. They have agreed to issue a memo to their sales people to make this distinction clear and telling them that our area is private for use of Lakewood owners only.

I also wrote a letter to the Adams County Sheriff to inquire about the possibility of hiring off duty deputies for extra patrols of our area. I have as yet received no answer to this inquiry. Once again, I hope you all had a happy summer.

Mike Templeton, President

Lakewood Property Owners Association  
Post Office Box No. 7  
Arkdale, WI 54613



### IMPORTANT DUES NOTICE

Many owners have not yet paid their 1993-94 association dues and a few have not paid earlier years. If you owe prior years, there are probably interest charges plus lien removal fees also due. Keep in mind that if we are forced to place a lien against your property, all fees plus interest and fees must be paid for you to again have an unencumbered title to sell the property, or for whatever reason you want it. As secretary, I am instructed by the board to place liens when dues are 60 days past due. I have held off as long as I could on this, but must now start filing liens against ALL properties with outstanding dues. All dues were due 30 days after the May 1st meeting and were thus 60 days past due as of August 1, 1993. It is unfair to those who do pay to permit some owners to ignore this obligation.

George Robinson, Secy/Treasurer

### EDITORIAL

It seems to me that we had a rather unusual season this year. With the wet weather and high water, it seemed summer started very late. It also seems that almost as soon as it began, it was over. We are now into fall and it seems all too soon. It does seem all the seasons and years go by much too fast as we grow older.

I hope most of you had better luck doing all the things you planned this year than I did. There never seems to be enough time. I guess living in the Chicago area, it must be the sports team syndrome (WAIT TILL NEXT YEAR) rubbing off on me. I plan some major progress in completing and renovating my property, but I also would like to see some good things happen for the entire Lakewood community.

I want to see us start some building projects on the Lakefront. We need to deepen our boat launch approach and extend the dock by at least 4 more sections. There are more and more owners using these facilities each year. It is also urgent that we get markers up to protect the swimming area. There are too many boaters violating safety and common sense practices by water skiing in too close to the beach and even pulling boats up on the sand, thus blocking access to large portions of the beach. This is not only a violation of DNR safety regulations, but a gross discourtesy to fellow owners who want to use the facilities as intended. A little more dock space will of course help to ease the need to do this, but I have seen boats on the beach when the dock was empty. Please try to extend to other owners the same courtesies you would expect from them and remind your neighbors to do likewise. Let us use this Lakefront Park of OURS in a spirit of cooperation instead of confrontation!! Be Happy and Enjoy.

George Robinson - Editor

**LAKWOOD**

**Thomas Walsh-President**

**VOLUME VI #3**

**George Robinson-Vice President**

**Michael Templeton-Secretary-Treasurer**

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At our last regular board meeting, some changes as you may have noted, have been made in the boards positions. Thomas Walsh is now president, George Robinson Vice President, and Michael Templeton Secretary-Treasurer/Editor. George Robinson now resides in California, is still a property owner and board member at Lakewood. George felt it would be better for someone else on the board to handle the day to day affairs of the property owners association. George has many hours of hard work in organizing our publication, as well as continuing Danute Kreps work as secretary-treasurer.

I hope to continue and do as outstanding a job as my predecessors, but for now please be patient with me.

As a matter of interest, if you consider running for the board of directors, you are elected to a board position, the board members decided in which capacity you serve. We have one more issue of Lakewood before the elections. If you are interested in running, please send information to me at Michael Templeton, 3567-B Grand Ave, ste.269 Gurnee, Il. 60031. Send before March 22, 1996, for publication in Lakewood. I will be running for re-election.

At last board meeting we decided to raise the dues to \$40.00 Per year, and to leave the dues fixed at this rate as long as we can meet our expenses and make small improvements at the lake front each year. This seems to be what the majority of property owners want. We currently have \$10,000.00 in CD's, \$4,700.00 in a money market and \$5,000.00 in our check book. We have been quite conservative with our money and will continue to do so. To protect the interests of you, the property owners, and our interests at the lakefront we must maintain a positive cash reserve.

We will be sending a ballot out soon, for you to vote on. The issue is weather we should fence off the access to the lakefront to limit access to non-property owners on the south side. You will have to sign this for or against with your lot number or numbers. While the board does not have to have the property owners permission to do this, we feel that this is the best approach. If this is a concern of yours please respond when you receive this ballot. The results will be in the next edition of lakewood. Your fears about entering yourself, will not be a problem. We hope to get the boat lanch dredged next year, perhaps add another light, and make some other improvements.

Thanks,

Mike Templeton, Secretary/Treasurer

