

LAKEWORD



President: *Mike Templeton*

VOLUME IV #4

DECEMBER 1993

A Quarterly Publication of **LAKEWOOD PROPERTY OWNER'S ASSOCIATION**
on Castle Rock Lake in Adams County, Wisconsin. P. O. Box # 7 - Arkdale, WI 54613

Editor: **George Robinson (708) 455-1190**

DUES CLARIFICATION

When the current board was elected in May of 1990, dues had been \$29.00 per lot for 2 years. We raised them to \$30.00 in 1991 and then because of the expense involved with getting title to the lakefront property and paying back taxes on it, along with replacement of the vandalized and destroyed pier we had inherited, we had to increase the assessment by \$3.00 in both 1992 and 1993. Unless something unexpected happens, we hope to leave the 1994 assessment unchanged. The records I find in the files indicate the following schedule of dues from 1987 through 1993:

1987	\$24.00	1991	\$30.00
1988	\$26.00	1992	\$33.00
1989	\$29.00	1993	\$36.00
1990	\$29.00	1994	\$36.00 tentative

The reminder which appeared in the Sept. "LAKEWORD" was apparently misinterpreted by some owners as a final notice. to those who had not paid. That was a general information type article and should not have been read by anyone as a threat to file a lien or otherwise encumber anyone's property. It is my obligation as Secretary Treasurer to see that each of us pays the dues which are authorized by the Corporation that each of us is a member of - by virtue of property ownership. The only leverage we have to protect the interest of those who do fulfill their obligation is to place liens against those lots whose

owners do not pay. This has been done in the past by both Lou Geiger and Danute Krebs. When I go up the Adams County Courthouse in late January or February, it will be my unpleasant duty to place liens on those lots which still are not paid at that time. If you do owe back dues.(even 1993 dues are now overdue), there will be a reminder with this news letter in the form of a computer data printout. Please review it and submit whatever amount of dues are indicated. If this news letter came alone (not in an envelope), it means that our records indicate your dues to be up to date. If you have a question or if your notice indicates you have a lien and you are not sure how much is due, please call me at number at top of page. Dues due date is the 1st Saturday of May and a grace period has been specified by the board of 30 days. Thus, any and all dues now owed became past due as of June 2, 1993.

Since notification has been sporadic and some owners were not fully apprised about LPOA upon purchase, we will not file any additional liens until after Jan. 31, 1994. This gives those owners who for whatever reason are past due, at least one more month to avoid the penalties and inconvenience of a lien. If we have not heard from you by that time we will have no other recourse. Either submit payment or call and make arrangements. Thank You

George Robinson - Secy/Treasurer

To err is human. To really foul things up requires a computer

NEW DOCK SECTIONS ORDERED

Based on views expressed by the majority of owners we have talked to, the board voted to go ahead with an increase of 4 more sections of dock next spring. Because there was a substantial savings of over \$80.00 by doing so, we ordered it this month for spring of 94 installation. The cost involved is a little over \$1,700.00 including an extra \$100.00 for installation. This will provide room for several more boats and will also get those who like to fish from the pier out to a little deeper water.

For those members who may think we are being extravagant with your money, please let me point out that quite the opposite is true. At the May 1990 general meeting, Lakewood authorized an expense

allowance of \$200.00 per month for the Secretary. During the 3 years that Danute Krebs was Secy, she collected well under 1/4 of that amount and so far since I became Secy last May, I have submitted expenses of less than \$300.00. None of your current board members have asked for reimbursement for extra travel or phone expense and thanks to Tom Walsh, the Lakefront Park maintenance bill has been very nominal. We are sensitive to the fact that many owners are still building and want to keep expenses to a minimum. We do feel it is about time to start some more extensive programs, and suggestions along this line will be submitted at the May 7, 1994 meeting. DON'T MISS IT!

PAYMENT OF DUES ASSESSMENTS

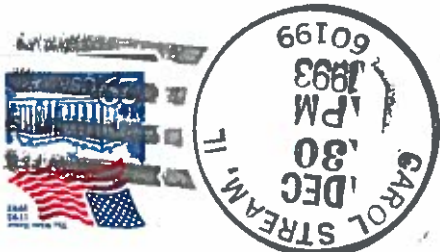
Any owner whose dues are not up to date according to our records will find that this news letter has come to you in an envelope along with a print out of your data entry on my computer. This will show your dues status on the 4th line, left column as DUES PD THRU: with the last years dues we have received from you. If the 5th line in the right column LIEN: has a Y instead of N, there has been a lien filed against your property. If your records do not agree, please contact me for clarification or correction.

Membership in Lakewood Property Owners Association is a condition of ownership of Lakewood Property. The assc. was set up by the developers for the purpose of maintaining the common property.

This common property currently consists of the lakefront park. Because each owner has an equal share of this common property for each lot owned, he or she also has an equal obligation for the maintenance of same. **PARTICIPATION IS A CONDITION OF OWNERSHIP!**

In talking with many of you, I've learned that most of the delay in dues payment has been due to confusion of amount, due date and conditions of payment. Please see "Dues Clarification" notice on front page. I am getting set up to send separate dues notices showing account status for next years dues. Meantime, please take care of it if you did receive a notice with this mailing.

JON S & VICTORIA L WEISNER
149
348 W WINDSOR DRIVE
BLUMINGTON IL 62410



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