

LAKEWORD

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Quarterly Publication of Lakewood Property Owners Association on Castle Rock Lake in Adams Cty.
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PRESIDENTS CORNER

I have several comments relating to matters discussed at our May 7, 1994 Annual Meeting. First, all of us are concerned with safety in the area and on the public roads. Anything relating to these matters should not wait for the annual meeting or until contact is made with a board member. As a tax paying citizen, you should contact the appropriate governing agency directly. The Adams County Sheriffs department is responsible for traffic and law enforcement. Strongs Prairie and Adams County are responsible for road maintenance. The Lakewood Board has no jurisdiction over these things and can do no more than forward your comments to the proper department. Complaints from several individual tax payers will probably be more effective than second hand comments passed on by the board.

I have spoken with our attorney about rules and regulations governing Lakewood Properties and the Lakefront Park. Authority of the board is limited to the Common Property. Any attempt to dictate to owners of individual lots would be an infringement on their rights. If all owners will abide by the "Declarations & Covenants" agreed to by purchase of a Lakewood Lot, this is as much as we can do. (Any owner who does not have a copy of these may obtain one by mail for \$5.00 to cover cost of copying and mailing it.)

Congratulations to Tom Walsh on his election to the board and welcome aboard. Tom and his wife Donna are residents of Lakewood about 8 months of the year. I know Tom will be a valuable asset to the board. It was nice to see more interest this year in running for a board position than in the past. It is important that all owners participate by attending meetings, running for office and sending information to editor for newsletter. We're all in this together.

The Board of Directors is elected to represent all owners in administering the task of Common Property management. It should be apparent that we cannot have a property owners meeting every time a decision must be made. There are certain cases that we must have a decision from the property owners. These are spelled out in the declarations. The decisions on day to day operations at the lakefront are entirely up to the Board of Directors. This is why we try to solicit input from the property owners, so that we can make decisions as close as possible to wishes expressed by a majority. **MAKE YOURSELF HEARD!!**

We continue to have problems with dogs at the lakefront. There is a leash law in Strongs Prairie - you must keep your dog on a leash and under your control (not running loose with a leash on). We have received many complaints about dogs at the lake front without restraint and leaving a mess on the beach. If this continues, it will become a matter for discussion of more strict rules and enforcement procedures. Common courtesy and general law require that all owners make sure their pets do not defile the common area, and to promptly clean up if it should occur.

For those who did not attend this years meeting. a resolution was passed to make future meetings smoke free. This means that no smoking will be permitted at future meetings.

I have recommended that all board members be paid to cover their expenses. In addition to the \$200.00 per month previously voted for the Secretary, the other two board members will now be paid \$50.00 per month each. If there are any questions or comments, please feel free to write. **DON'T FORGET TO R.S.V.P FOR THE JULY 3rd PARTY** so we know how many to expect.

Mike Templeton, President

Lake Access

George Robinson has asked for contributions to LAKEWORD. This is the first in a series of articles I will be submitting for publication. Any comments regarding my articles are welcome.

If you have visited our beach recently, you've probably noticed some subtle changes. These were made because we asked for them.

Pier expansion.

The pier has been expanded to provide additional space for docking watercraft and fishing. Some people are also using it for sunbathing.

The addition section is welcome but I think the configuration should be changed.

I had great difficulty launching my boat because the new section of the pier blocks a straight access to the launch.

I suggest the new section be moved to the other side of the main pier so that it forms a backward "F" shape.

Stump markers.

The floating Pennzoil bottles are a response to a request I made during the 1993 annual meeting. I asked that the tree stumps near the pier be removed during the winter when the water level is low. These stumps could cause damage to boats approaching the pier from the south.

The response was the use of plastic bottles to mark the location of the submerged stumps.

This of course is better than nothing. But now boaters must also be careful to avoid the bottles which are held in place by wires which could foul their propellers.

Pier leveling.

Edgewater Marine was contracted for installing the pier. Perhaps they should also be asked to adjust the pier. The footing must have settled because the pier is somewhat wavy.

Beach patrol.

Now that the graffiti has been removed from the pavilion, we need to consider ways to prevent more vandalism to *your* property.

I suggest that each of us take a few minutes to check on our lakefront area. If you see activity that looks suspicious, call the police.

Tom Walsh has been provided with a cellular phone so that he can make such calls when he makes his rounds. But he can't be there all the time. So we must help.

Independence Day Picnic.

The picnic scheduled for July 3, 1994 is a great idea. It will give us a chance to get to know our neighbors. I look forward to seeing everyone there.

-Jim Walsh.

EDITORS NOTE

This page was contributed by Jim Walsh (not VP Tom Walsh). Jim is a Lakewood Owner of about 1 1/2 or 2 years now. We commend him for getting involved by expressing his opinions and thank him for his contributions. Jim's suggestion about leveling the pier has, I believe long since been taken care of. His suggestion about the dock configuration is duly noted and reflects exactly the way I initially ordered it. A drop off out there made it too difficult according to Lonny who installed it, so this was the compromise. We hope next year to improve the clearance a little by changing the angle. We couldn't do that this year after it was already installed without starting over.

Dues Information

I Think the least pleasant part of being your secretary is that I always seem to have to harp on dues collection. The majority of owners are paid up to date, we have been able to clear many previous liens and as yet have had to file no new ones. I am, however, going to have to start filing liens against those properties that are not paid up in fairness to those who are paying. The honeymoon is about over.

I'm going to be helping my daughter move to Utah during the next 2 to 4 weeks, so those who have procrastinated will have another few weeks of grace. We on the board discussed this problem and decided we would send out past due notices about July 10 assessing interest and late charges, but would hold off filing liens until Aug. 1, 1994.

Please send your dues so I can avoid the unpleasant task of filing liens and you can avoid the extra expense and inconvenience of an encumbrance against your property.

EDITORIAL

Real Estate activity seems to have picked up in the Lakewood Sub-Division in the past couple of years. This is of course extra good news to those trying to sell, but is also good news to all owners because it means property values will begin to climb. Any time a development like this springs up from a developer seeking profit instead of an actual housing need in the area, values are sure to be depressed for a time.

The need for more year around housing in Adams County appears to be growing and there is also an apparent increase in people wanting part time and vacation places. Lakewood is close enough to some major population centers for a weekend retreat as well as being in easy distance of many recreational opportunities. The winter sport potential is being discovered by more and more people.

Besides the enjoyment we as owners obtain from our homes, I think we can look forward to a definite increase in value over the next few years. I would urge all owners who can to hang on and continue to improve and enjoy your Lakewood Home. It has been rough for some of us who may have bitten off more than we could chew, but I see light at the end of the tunnel. GAR

IMPORTANT GARBAGE NOTICE

Following are the summer hours for the Cumberland Disposal Facility.

Wednesday 5:00 P M to 7:00 P M

Thursday 10:00 A M to 1:00 P M

Saturday & Sunday 1:00 P M to 4:00 P M

Effective July 1, 1994, all garbage must be in clear plastic bags and may not contain any recyclables. All Metal, Plastic and Glass must be placed in recycle bins. Garbage will not be taken and fines will be assessed against violators of these regulations. We should also point out that there are volunteer spotters who take license numbers of those who litter streets, highways, parks or other public places by illegal dumping and pass them on to the proper authorities. It is sad that such measures are necessary, but a few who are too lazy to properly dispose of trash and garbage create a hardship and inconvenience for everyone.

MESSAGE FROM V. P. TOM WALSH

This past month since my election to the board, I have had the graffiti removed from our Pavilion by a sand blaster. He also cleaned much of the soot and grime from around the fireplace so that the whole structure looks good. I also went to the elect Coop and made arrangements to have a security light installed along the drive near pavilion. We may install one or two more lights in the future. I installed two new swings and reinforced the swing structure with bolts instead of the nails previously used. They were working loose so the entire structure was unsteady and unsafe. I also cut a path through the trees to provide a shortcut between the parking lot and pavilion. There is not room in the driveway for parking on busy days without making it crowded for the youngsters who want to use the playground, so we request that all owners please park in the trailer lot, especially when you attend the July 3 party.

I am in charge of the picnic and would appreciate R S V P s early so we know how much food to order. The directors also request that you leave all pets at home that day. Adams County has a leash law - PLEASE

keep all pets leashed on the beach for your neighbors sake.

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Effective July 1st, 1994 in Adams County, all garbage **must** be placed in clear plastic bags. All cans, plastic and glass must be separate and placed in the recycling bins.

Cumberland Dump Summer Hours:
SAT & SUN 1:00 to 4:00 P M
WED 5:00 to 7:00 P M
THURS. 10:00 A M to 1:00 P M

All we ask for the picnic is that you place recyclables in one bag and picnic garbage in another. This will make it easier when we take it to the dump. (Who wants to dig out cans mixed with garbage?) Please remember that containers placed at the park are **NOT** for your household garbage. They are for beach and picnic garbage only. Please Cooperate!! Help us keep **YOUR** park clean.

Thanks; Vice President Tom Walsh

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