



LAKEWOOD PROPERTY OWNER'S ASSOCIATION

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

President: Thomas Walsh - Vice President & Editor: George Robinson - Secy/Trsr: Michael Templeton

SECRETARY TREASURER'S REPORT

Notification must be given to the homeowners association when your property is sold or transferred to another person. This must be done for two reasons. One is so we can change the address, so that the new homeowner receives our newsletter and the dues billing for the property. Two is so any unpaid assessment can be cleared up so the person you sell to receives a clear title. Some real estate companies now check with us before closing on a sale to verify that their are not any unpaid assessments, which has been very helpful. I hope to notify all real estate companies in the area of our assessments on property for the maintenance of the lake front soon. This means at closing if you are delinquent you will be responsible for back dues, liens, and interest. At present we still have 10% of our property owners in arrears. The dues this year are \$40, a statement will be mailed to you before the 1st of May and the final day for payment is the 1st of June.

Election for one member of the board of directors takes place again this year. Anyone interested in running for the board of directors, please write or call so I can place your name on the ballot.

I will be running for re-election this year. At this time I would like to clear up some misconceptions about the board of directors. The board of directors has absolute authority to do what it deems in the best interest of the property owners at the lake front, with or without the property owners consent, and within the guidelines of the law. This is why electing members to the board

of directors is so important. There are three of us on the board and I am sure that regardless of what is done, not every one will feel we have made the best decision. However we have always tried to be responsive to the feelings of the majority of property owners. You must also realize that any votes at our annual meeting are non-binding on the board of directors. It is the vote of the three board members that determine what will be done according to our covenants. This is the way homeowners associations work both in Illinois and Wisconsin. We do not have to go to every property owner about fencing in the lake front or any other issue.

We do try to take a poll when we consider a major improvement. At the present time the poll taken regarding the fence is running 4-1 in favor. If you have not responded or did not receive a ballot please call me, your input is important to us. You must realize this is only the first step. Estimates have to be received, we have to get permits, check with our insurance company and lawyer before proceeding. Once again, please take the time to return your ballot.

At the present time I am checking to see what it would cost to raise our limits of liability from \$500,000 to \$1,000,000. This is in regards to our insurance at the lake front area and is for the protection of all property owners.

Thank you and I am looking forward to seeing all of you at our annual meeting.

Mike Templeton

This is a matter for thought; and for serious thought. And it is important, perhaps, as we had all along supposed we were EARTH" - "The Damned Human Race"

full of a grim suggestion: that we are not as MARK TWAIN From "LETTERS FROM THE

THE PRESIDENTS PAGE

Another year at Lakewood is upon us. We on the board of directors would like to see a large number of people at the meeting May 4th. Remember - this is your park and your suggestions are welcome and important. Last year my wife and I had a lot of help keeping the park clean. This year we would appreciate the help also.

The 4th of July picnic will be held again this year. As yet no date has been set. At the May meeting we will take suggestions. The last 2 years we have had a good turn out and everyone had a good time, so come on out.

We have decided to move the lookout platform over to the other side of the boat launch over looking the beach area. We received a letter from Adams County stating that we had to move it back farther from the shoreline at its present site.

Also, we are going to look into another light for that side of the boat ramp. We also thought a picnic table or two on that side over looking the beach area would be nice. If anyone has an idea, we would be glad to hear it. See you at the meeting, Have a good summer.

TOM WALSH

EDITORIAL

We want to once more encourage members to send in contributions for the news letter. It might also be time to find someone more local to edit and publish it. Mike, who has taken over the Secretary/Treasurer duties does not have time to tackle trying to learn desk top publishing, and I am located out in California where my direct contact with local Lakewood affairs is more limited. Member suggestions on this matter will be appreciated. Contributions for the paper and offers to take over or to help will be appreciated even more.

I'm sure most of you who stayed in the Midwest through this winter, are ready to send your condolences for my having missed the interesting weather. I've had to suffer through the Mojave Desert wind and 30 to 60 degree temperatures (we even had 2 inches of snow one day). Of course we also had 100 + temperatures almost every day last September and October when I first moved out here. I hope to see as many of you as possible this summer. I hope everyone has a pleasant summer and enjoys good health and prosperity. Don't catch all the fish. I hope to have one or two wait for me for the September "Cheesehead/Flatlander" tournament. Those of you who missed it last year should contact Tom, Myself or Craig Fitpold if you're interested.

GEORGE ROBINSON

~~LAKWOOD PROPERTY OWNERS ASSOCIATION~~
~~POST OFFICE BOX #7~~
~~ARKDALE, WI 54613~~



Jon & Victoria Weisner
LOT_NO_S 149
3154 Wolfe Court
Naperville, IL 60564

