



# LAKESIDE NEWS

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

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If you need to talk to me my phone is 847-746-9321. This seem a good time to break off from my n o r m a l communication and include a brief history

of the Lakewood Property Owners Association(LPOA). This is for the benefit of the many new property owners as well as for the old timers.

The LPOA began as a struggle. The first formation was that of a committee composed of Lou Geiger, Morris Dillow and Kathy Bischof. They were instrumental in obtaining a lawyer, accountant and bringing some semblance of order to the property owners. Two key amendments to our Declarations were passed: one to set a definite day and time for our annual meetings and one to lower the quorum to 10% of the property owners to conduct our annual meeting. They did much hard work to begin what is now the LPOA.

I remember at one of our first meetings when it seemed like everyone at the meeting wanted to give the lakefront property away to anyone who would take it, George Robinson bot up and took the stand that we had all paid for the lakefront when we had purchased our property at Lakewood, and it should not be given away to anyone. (Giving away the property would be illegal according to our declarations.)

Seem after we had elections for the Board of Directors, George Robinson, Myself and Danute Krebs were elected. We had many tasks to begin with, the first one

being securing title to the North half of lakefront and the road land parcel. This took us more than a year to work out the details. (We also had to pay back taxes on these two land parcels and pay up a lien filed against the developer for trash and porta pottie services.) We own about 7 1/2 acres (editors note: .4 of which is the abandoned road) at the lakefront for the use and enjoyment of Lakewood Property Owners. Soon after we secured the title, we had the lakefront surveyed and began making small improvements. Many of you remember how bad the boat launch was years ago. We had a new ramp installed and began buying sections of pier to be placed at lakefront: and we are now providing porta potties. We were able to get the two construction trailers removed that were left on one of the lots and even managed to save some money in a Kemper Money Market Fund, which we still have. The homeowners records were put on computer to save time.

Tom Walsh has become a welcome addition to the Board. Tom and his wife Donna have handled arrangements for our annul picnic for the last three years as well as performing the maintenance at lakefront. We have added a security light and a well and pump at the Lakefront Park.

This year we passed some rules and regulations for the use of the lakefront. The first is NO PETS of any kind allowed at lakefront and there is no parking allowed on boat ramp. We are also assessing a \$25.00 fine for dumping garbage at the lakefront. If these fines are not paid, your property will be liened. These are for the benefit of the majority of property owners.

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# THE PRESIDENTS PAGE

Our third annual Independence Day picnic was held on July 6<sup>th</sup> this year. Like the other two, it was a huge success. About 160 people turned out in perfect weather for the get together. My wife Donna and I want to thank all those who helped: Ron & Jean Oliphant, Bob & Joan James and Cathy Bischof. Next year I hope we receive more timely notice from those who will be attending. The late comers almost ran us out of chicken.

As some of you already know, we now have a new entrance to the park. The other two entrances will be closed. The other road is owned by someone else. (Editors note: This is difficult for me to believe since I personally paid the back real estate tax and picked up the deed for this 40 foot wide parcel designated as .4 of an acre and located exactly where our entrance road WAS according to the Adams County Plat Map.) And we have been paying money into it for years. This road was built by Reibers Landscaping of Friendship at a fair price and a job well done.

Also about garbage, my wife and I pick it up and take it to the dump. It's only supposed to be the picnic garbage but some people insist on dropping off their household garbage. WE CANNOT HANDLE ALL THAT!!

We have also had a complaint about the beach not being clean. We do our best at trying to keep the park and beach clean by picking up the garbage, cleaning the beach washing picnic tables, sweeping out the pavilion and fix the place for \$30.00 per week. If anyone feels they can keep it up better and wants the job, I'll be glad to let them have it. The dump is only open 4 days a week, so you can store the garbage at your house the other days. Thank you, Tom Walsh

Secy/Trsr report cont.

One of the biggest problems we have had in the past is the use of the lakefront by people that do not own property at Lakewood, and use by owners with liens on their property or delinquent dues. This year we had a new road put in, and we are in the process of fencing off the old entrances. We have purchased shirts that read Lakewood Security on them and many homeowners are helping to chase off people that do not belong. If you can help, please contact Tom Walsh and let him know when you can be of assistance. This is only the beginning. Over the winter we will look into vehicle passes that will be issued when you pay your dues. If you do not pay by June 1, do not expect to use the lakefront. We are going to begin arresting those that

We have put \$10,000 in CD's and close to \$5,000 in a money market fund over the past 6 years while still making many small improvements. I feel much progress has been made, but there is still much to do. The 7 1/2 acres at the lakefront has become a very strong selling point when you wish to sell your property.

This year dues will be raised to \$44.00 so we can continue the work. At this time we have filed 11 new liens against Lakewood properties and we still have about 30 owners who have not paid 96 dues. Liens will automatically be filed on June 1, 1997 (at the 2 years late point) if they are not paid in full with interest by that time. Most real estate companies are now contacting us before they transfer title in Lakewood, so if you have not paid your dues, you will be denied use of the lakefront for your delinquency and will still have to pay up eventually to clear title for sale or transfer.

Michael Templeton Secretary Treasurer

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