



DECEMBER 1996



LAKESIDE

Volume VII Number 4

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

SECRETARY TREASURER'S REPORT

One of the first items for consideration this spring will be the annual election of an officer to the Board of Directors. This year the term of President Tom Walsh expires. He does not want to run for another 3 year term. I currently have a list of four property owners who would accept an appointment to the Board, in the event one of us resigns. If you are interested in running for a Board position, or would accept an appointment, please let me know as soon as possible; particularly if you are going to run in the May election.

As most of you know from the last newsletter, we have raised the dues to \$44 this year. The one complaint that I did have requested his letter to be published in our newsletter. Please feel free as property owners to express your opinion and ideas in our newsletter, the newsletter is for all property owners. The current dues status is, - we have 8 property owners with liens on their properties, and 15 that still have not paid their 96 dues as of this writing. We are currently considering turning over the accounts of all property owners that are 3 years in arrears to a collection agency. This will only involve property owners that have liens. Liens are automatically filed on those properties when dues go past 2 years in arrears, and after 3 years I feel a professional might have more luck in collecting than we will. The 15 that have not paid their 96 dues will receive one more notice with the newsletter, and if their dues are not current by the first of June 1997, a lien will be placed against their property. While this is an unpleasant task, it is not fair for the majority of owners who do pay their dues in a timely fashion, to support our

efforts to maintain and beautify our lakefront, to finance those who have no intention of meeting their financial obligations to our association.

If you have an address change or receive this publication in error, please notify me as soon as possible so I can update your record. When paying your dues, please put your lot #s on your check on the memo line. This will help me keep better track of payment records.

We have received a letter from the Adams County Zoning Board regarding the lakefront area. We have made the required corrections as requested by their letters, and hope to have this matter resolved as soon as possible. For those of you who do not remember, we were cited with a violation of their zoning ordinance. Tom Walsh corrected the violation and now we are doing what is necessary to have the violation rescinded.

We also will be sending a letter to our lawyer about the lakefront itself. We own 3 parcels at the lakefront, the one that had the old road on it is listed as having to be left open for the area homeowners on the title. I am going to see if we can have this changed, being they have an access south of their property which they did not have. As George pointed out it is more than just the road, we own 40 feet from the south property line over. This is all the news I have for this moment. Please remember to send your proxies in when you receive them this spring, as well as your dues when you receive your invoice. Have a happy and safe holiday season and new year.

Mike Templeton

Mike Templeton - SECRETARY - TREASURER
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Well Mike, it looks like you have been in an elected position long enough that now you act just like any other politician "Read my lips -- No more dues hikes!!" Mike -- please get out your Sec/Tres letter Volume VI#3 mailed in late January of this year and read your comments about our Association Dues. "At the 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 expenses and make small improvements at the lake front each year. This seems to be what the majority of the property owners want."

Well Mike --- You are right. This is exactly what the majority wants. But, does that mean anything??? Now - get out the last letter, Volume VII#3 from September 1996. Eight months later your pen writes --- "This years dues (I think you mean 1997 dues) will be raised to \$44.00 so we can continue the work." I guess in a politicians mind to leave the dues fixed means only until the next time they are due. I really only though this kind of double talk was done in Chicago politics. Maybe you and the other board members are ready to run for Chicago political office?

It's not really the actual dollar amount of the increase, it just the method and double talk that upsets me more than anything. True -- now the dues are only in the \$40 dollar range, but start increasing at a rate of 10% a year, like you are proposing, and soon it will be substantial. Adams county is doing a good job on us already with their tax bills, do we want our own board to do the same?? Most all prior increases have been in the 5% range. Now just eight short months after the board says they are going to leave the dues fixed for a while, you are imposing one of the biggest increases ever --- what gives????

I want to give you my formal protest of the raise in dues now. I hope the board looks back at the words they have spoken and lives up to those words by reconsidering the hike in dues. From the financial reports (I hope that at least we can believe them) it appears that we have enough money to cover expenses and still make SMALL improvements to the lakefront. We have gotten along very well and have seen very good progress making small improvements at the lake. I do realize and truly appreciate all that has been done to date. Myself, and I know many others, also realize that some people spend a lot of volunteer time working at the lake, that doesn't go un-noticed either. Yet still, let's not change our approach now and take on large expensive projects all at once and start making large increases in the dues to pay for it. The people bought their homes in Lakewood because they were in a beautiful natural setting, and most of all they were affordable. The big fancy developments that look real pretty, and come with all of the fancy amenities, cost lots of money and have high association dues. I know I personally could not afford it and I feel that is the case with most of our fellow Lakewood owners. Property values in our area have not gone up at any great pace, but that's the price you pay for having the tranquillity and peacefulness of Lakewood. The lakefront helps our home value, but only very moderately. That's why we should continue the work there, but at an affordable rate. If there is a special project that we (the majority of the home owners) feel should be done, maybe we could ask for a one time special assessment. I think people would much rather pay that than an increase in dues. Each increase in dues is permanent.

I have had nothing but good feelings and experiences at my Lakewood home. **Please don't change that.**

I would like to submit this as a 'Letter to the Editor' for your next publication of **LAKESWORD**.

Sewell N. Mackins
Lot 81 and Outlot 3

Editor's Note

The letter above is published at Mr Mackins request. We wish more Lakewood owners would express their views to us. It is our desire and indeed it is the easiest course for us to do what a majority of owners want. The trick is to know what that is when you don't tell us.

THE EDITOR'S PAGE

Some of you may wonder why the Dec 96 edition of "LAKEWORD" is arriving in late Jan. (I hope). Well, it seem I tried to economize by shrinking the type sizes and making everything fit 2 pages. The printer did not feel it would be legible that way, so back to the drawing board (or computer). Since I had tax school commitments during the 1st two weeks of Jan., redoing the newsletter had to be put on hold for a couple of weeks. We sincerely hope the delay does not inconvenience anyone. Our wishes for a happy holiday season are a bit belated, but we hope you had one anyhow.

As you will note from elsewhere in this publication, Tom Walsh does not wish to run for another term. I would expect the same will be the case next year when my term is due to expire. I have nominated Dennis Martz to run for the Board this year and if he is elected, I will probably resign earlier. Dennis has been an Illinois State Trooper for almost 30 years now. He and his wife recently bought the home on lot 127. He has owned lot 122 for several years. He has been an officer with his local Lions Club for several years. He has also been active in other civic and church activities in his community. I believe this experience would make him a valuable addition to our board, and I agree with Tom that it is time for some new young energy and ideas. This May will be the end of 8 years for me as a Lakewood board member. I feel I have contributed to some degree at least as far as this newsletter is concerned. We at least have some minimal degree of communication between the Board and Owners. Due to the fact that I do not have the vigor and ambition of youth plus the physical distance now that I live in California, I think it is about time for a changing of the guard. I still hope to get back for a visit and to fish now and then, but leave the business to the new generation. Thanks for the past courtesies and cooperation.

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A quote from Yogi Berra> "A nickel ain't worth a dime anymore".

Sparky Anderson said "I've got my faults, but living in the past isn't one of them. There's no future in it."

On Geography - by Dan Quayle - "I love California. I grew up in Phoenix."

When a reporter asked Shaquille O'Neal "Did you visit the Parthenon during your trip to Greece?" His reply was - "I can't really remember the names of the clubs that we went to."

A press conference comment by President George Bush: "I know what I've told you I'm going to say, I'm going to say. And what else I say, well, I'll take some time to figure out, figure out all that."

"You are invited to take advantage of the chambermaid." From the guest directory of a Japanese hotel, 1991.

Another quote by Yogi when asked why he bought a large insurance policy. "I'll get all that money when I die!"

A comment on Gerald Ford by Lyndon Johnson: "Gerry Ford is a nice guy, but he played too much football without a helmet."

Adlai Stevenson on Richard Nixon: "He's the kind of politician who would cut down a redwood tree and then mount the stump to make a conservation speech

"Blessed is he who expects nothing, for he shall never be disappointed." Jonathan Swift

"If the world should blow itself up, the last audible voice would be that of an expert saying it can't be done."
Peter Ustinov

IMPORTANT NOTICE

President Tom Walsh has decided not to run for reelection this year. He feels he has served his share of time and that Lakewood needs some new and younger people on the board. Tom has agreed to continue to help in taking care of the lakefront park for a while at least. He has arranged for someone to take care of the trash pickup and disposal. We owe Tom a great deal for the many contributions he has made and is still making toward Lakewood. We are going to miss him on the board, but cannot deny that he has earned the right to take time for more of the things he wants instead of what Lakewood needs. THANKS TOM!

Those interested in running for this vacant board seat at the May 3, 1997 Annual Meeting MUST let the Secy/Trsr know in time to get their name on the proxy ballot and into the March 1997 "LAKEWORD". It is not practical to wait for the meeting and hope to have enough time for property owners to seriously consider your candidacy. So far Dennis Martz and Stan Sroka have agreed to run.

EDITORIAL

The letter in this issue from Mr. Mackins was sent to Secy/Trsr Mike Templeton with a request it be printed in "LAKEWORD". We hereby comply with this request. As a board member of Lakewood for the past 7 years, I have talked to several members and I do not believe the views of this member to represent a large percentage of our owners. Just remember that it is only those who speak out who are heard. If you have an opinion to share, by all means pass it along. As many of you know, I have not been in agreement with Mike in all matters. I went on record as opposed to the extra road into our lakefront park and to this year's dues increase. A difference of views is the reason for a consensus board instead of a dictator. It should be kept in mind that it was Mike's tact and persistence that cleared up the ownership muddle of our park North Parcel of 3+ acres. He has spent many unselfish hours and considerable personal expense on behalf of Lakewood. We owe him a debt of gratitude. We all feel a comfortable cash reserve is needed to meet opportunities or crisis which may arise. These dues are not collected for the benefit of board members. They are for maintaining and improving YOUR Park!

George Robinson - Editor

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