



# Lakewood Properties Owners Association

Newsletter

Volume 1, Issue 2

## A New Spring!

Winter is letting go of the Lakewood area and SPRING is on the way! It is time for flowers to start blooming and birds to sing.

For some of us it is



time to open up our cabins and clean up from winter. Yet, for some of us it is time to rotate our snowmobiles to the back of the garage and bring the ATV or boat to the front.

Your board of directors hopes that you have had an enjoyable and safe winter. We wish that your spring is warm and

sunny. We want to see all of you at our annual membership meeting on May 3 at 10 am.

-Your Board of Directors

Norm, Judy, Val, Barb, Michol, Kelly, and Maureen

## Important Phone Numbers

Norm and Judy Hampson  
608-339-7746

Valerie Exner  
708-420-4218

Maureen Cramer  
262-995-8635

Barb Berken  
608-312-4665



Lakewood Property Owners Association

## Important Hours

GARBAGE DUMP HOURS  
WED 4:00PM-7:00PM  
SAT 1:00PM-4:00PM  
SUN 1:00PM-4:00PM

## Annual Membership May Meeting

**Membership meeting is Saturday, May 3, 2014 at 10 am. Location is at Northern Bay this year.** The meeting will be held in the Club House main dining room.

There will be a prize

drawing for members attending the membership meeting.

Association fees of \$52.80 per lot are due at the meeting or no later than June 1, 2014. After that the process of putting a lien on your property

will start at your expense. So please pay your dues on time to avoid a lien.

**Mail dues to:  
Lakewood POA  
P.O. Box 371  
Adams, WI 53910**

If you want your beach pass mailed to a different address, please include this with your due payment.

For questions on paying your dues, please contact Val at 708-420-4218.

## May Elections

At our Membership Meeting on May 3, we will vote on 5 board of director positions. You may write in a nomination on your proxy or nominate someone at the meeting. Candidates are listed in alphabetical order.



My name is Kelly Bain. I have been a homeowner and member of Lakewood since 2004. Prior to buying a place in Lakewood, I spent six years at Lake Arrowhead, about 20 minutes north of Arkdale. Depending on the season, you will most likely find me either boating, snowmobiling or AT-Ving.

I am currently serving on our board as an interim trustee. I would like the opportunity to continue serving our association and make Lakewood a more FUN and INCLUSIVE community.

The past 25+ years I have held a dual position as Director of Catering/Dining Services, as well as Executive Chef at various corporate headquarters throughout Wisconsin, that include In-Sink-Erator, Case-New Holland, Time Warner Cable and Northwestern Mutual. In my directorship, I have developed budgetary guidelines for both labor and food costs. I stayed within those guidelines and have successfully run profitable operations on a "shoe string budget". My vision moving forward would entail better communication between the board and our members in an effort to promote SOLIDARITY, conscious and educated budgetary/spending decisions and BRINGING BACK THE PICNICS!!!!

I am open to input and suggestions on how you think we, as the members of Lakewood, can better our neighborhood, our lakefront and our interactions with other fellow members.

My name is Barb Berken and I am interested in serving the Lakewood Property Owners' Association by running for the Board of Directors. I have been a member of Lakewood for four years now and have enjoyed all that the area has to offer. Some of my personal interests are boating, jet skiing, ATVing, hiking, snowshoeing, snowmobiling and much more. I believe I could be a strong asset to the Board with my knowledge in finances and my understanding of Parliamentary Procedure for board operations. For the past 12 years, I have been the CEO of a credit union in my hometown. I can bring to the board my expertise of the procedures of board meetings, preparing budgets, running reports for members to see and understand, contract negotiations, insurance and bond coverage reviews, auditing and expense procedures, policy writing and investing into the improvement of my business.

I am currently serving the Board in the capacity of a director and was appointed to fulfill a vacancy. I have been learning the ropes for the operations of Lakewood and look forward to listening to members and continuing to make Lakewood a great place to be.

## May Elections

I am Maureen Cramer, and I have been a home owner in Lakewood for the past 10 years. I am an outdoor sports enthusiast and love to snowmobile, boat, ATV or just sit around a campfire. The locale of Lakewood, along with its beautiful lakefront amenities, made it an easy decision when I chose to buy and I can literally walk out my door and enjoy what I love about our neighborhood!

I have spent the last 30+ years of my professional career in advertising. Through the years I have dealt with different media ranging from newspaper to radio and television to digital. If elected I would like to put my skills to use to generate income for our association and apply those monies towards needed updates and improvements for our lakefront so that our members, as a whole, don't incur the cost. Much of my job demands effective and timely communication and I would be bringing that to the board when it comes to interacting with our members.

I am currently serving as an interim trustee and earlier in 2013 I created the Facebook page for the Lakewood Property Owners Association. I am a believer in effective communication and would like to see our association moving in a digital direction. Digital allows us to ALL communicate more effectively and efficiently, it will ultimately cultivate relationships among us and create more participation in our association and, lastly, it will be a HUGE cost savings when it comes to printing and postage.

I look forward to helping make our neighborhood a place where homeowners feel included and involved.

My name is Norman Hampson. My wife and I purchased our home in 1984, we retired and have lived here since 2000. I was a truck driver for and worked the same company for 30 over years, for the last 20 years I have been an owner of my own company down in the western suburbs of Chicago. In 2012, I was made a trustee of our association and in the fall of 2013 I was appointed Interim President of the association upon resignation of the previous President. Since then we have made changes for the betterment of the association and hope that it will continue into the future. I enjoy the outdoors, fishing, yard work and in my workshop working with my hands. Since being involved for the last 2 years with the association I have work with the DNR about our lakefront and all the vendors that we use to maintain it.

I am Michol Startup and I have enjoyed getting to know all of the wonderful people in Lakewood. I enjoy the outdoors in all seasons. Lakewood is a perfect place to relax and take in all that Mother Nature has to offer. Some of my favorite activities are hiking, kayaking, snowshoeing, and making s'mores by the fire. I also enjoy boating, fishing, and exploring on an ATV.

I volunteered for the board last fall and was appointed secretary. Some of my goals for the board are to increase communication and present information in a positive format. I hope to continue transforming the newsletters and update the membership roster. Thank you to all the members who sent in updated contact information and email addresses. It is saving our association money to email newsletters instead of mailing them. I welcome suggestions and feedback on our Facebook page or through our email.

**Lakewood Property Owners Association**  
**P.O. Box 371**  
**Adams, WI 53910**

**Proxy for the May 3, 2014 Annual Membership Meeting**

I, the undersigned member of the Lakewood Property Owners Association, do hereby appoint President Norm Hampson the power of substitution, my proxy to attend and vote in my behalf at the annual membership meeting of said corporation to be held at Northern Bay Club House, 1844 20th Ave., Arkdale, WI 54613 at 10:00 am on May 3, 2014 or any adjournment thereof, upon the following matters.

1. Choose or write in up to five (5) board member positions.

_____ Kelly Bain	_____ write in _____
_____ Barb Berken	_____ write in _____
_____ Maureen Cramer	_____ write in _____
_____ Norm Hampson	_____ write in _____
_____ Michol Startup	_____ write in _____

2. His best judgment on such other business as may properly come before this meeting or any adjournment thereof.

Lakewood Property Owner's name(s) \_\_\_\_\_  
Lot or Lot Numbers \_\_\_\_\_  
Signature \_\_\_\_\_  
Number of votes (1 per lot) \_\_\_\_\_

If you are not sure if you will be able to attend, please make sure you send in your proxy. You can get your proxy back and vote in person if you come to the meeting. We need a quorum of at least 10% of the owners to conduct the necessary business.

Send proxy to:

Lakewood POA  
P.O. Box 371  
Adams, WI 53910

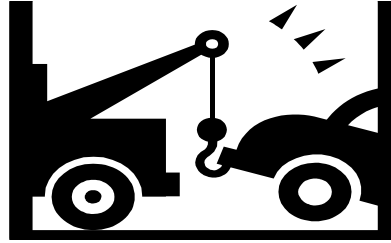
**Mail by April 28, 2014**

# New Signs, Beach Passes, and Towing at the Beach Front

Beach passes will be hang tags for your rear view mirror. Please make sure that the pass can be seen and displayed every time you are at the common area.

We want to make sure that our common area is being enjoyed by **only** our homeowners. We want our beach, playground, and pavilion areas to be an enjoyable, clean, and safe place for all homeowners.

Our new signs have arrived and will be put up soon. These signs will clearly state that this is private property



*Make sure you hang your beach pass in your vehicle.*

and Lakewood members are only allowed.

In an effort to keep the common area for only Lakewood homeowners, additional signs will be added by Harper Salvage Company. Any vehicle that is parked in the common

area without a current Lakewood Properties Owners Association issued beach pass, will be towed at the owner's expense.

We will try to give warnings for first time offenders instead of being towed. Please help keep our area for only our homeowners. Hang your beach pass clearly from your rear view mirror every time you are at our lakefront.

Thank you for your help in keeping our lakefront the best on Castle Rock Lake!

## 6th Amendment to our Declaration of Covenants and Restrictions

This past January paperwork for the 6th Amendment to our Declaration of Covenants and Restrictions was filled and recorded with the Register of Deeds for Adams County.

There are two important amendments that homeowners need to be aware of.

NOW THEREFORE, pursuant to Article 7.2 (a) of the Declaration, Article III of said Declaration is hereby amended to include the following:

3.3 No Mobile Homes. No mobile homes shall be used as a permanent residence.

3.4 No Abandoned Vehicles. No abandoned motor vehicle shall be permitted to be kept upon any lot subject to these declarations. Said vehicle shall be deemed to be abandoned if it is unlicensed for a period of at least 30 days and remains unlicensed on said lot for a total of at least 30 days within any 365 day period.

Please add this to your By-Laws and Declaration of Covenants and Restrictions.

# Lakewood Properties Owners Association

**Lakewood POA  
P.O. Box 371  
Adams, WI**

E-mail:  
**lakewordpoa@hotmail.com**



**Lakewood  
Property  
Owners  
Association**

Your Board of Directors is committed to improving the common area and making it an enjoyable place for all of us. We are here to help make the Lakewood area a better place for us all. Thank you for your continued support and cooperation. We look forward to serving you.

**Your Board of Directors,  
Norm, Judy, Valerie, Michol,  
Barb, Maureen, and Kelly**

Lakewood POA  
P.O. Box 371  
Adams, WI 53910

STAMP

HOMEOWNER'S ADDRESS