

LAKEWORD

JUNE 2013

P.O. BOX 7 ARKDALE, WI 54613

SUMMER EDITION

OFFICERS

PRESIDENT- RUTH MENDELSON

847-310-3230

Ladygodiva3@sbcglobal.net

VICE PRESIDENT - JUDY HAMPSON

608-339-7746

TREASURE / SECRETARY - VAL EXNER

708-420-4218

TRUSTEE'S: NORM HAMPSON & PAUL KELLY

NEWS LETTER - VAL EXNER

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ADAMS COUNTY HOSPITAL.....608 339-3331

DELLWOOD FIRE DEPT.....608 339 6688

WISCONSIN STATE POLICE.....608-846-8520

POISON CONTROL CENTER.....800-222-1222

ROAD CONDITIONS.....800 762 3047

GARBAGE DUMP HOURS -SUMMER

WEDNESDAY 4:00PM-7:00PM

SATURDAY 1:00PM-4:00PM

SUNDAY 1:00PM-4:00PM

From The President Ruth Mendelson

Winter is long gone; did we have Spring? Summer is upon us and so are the drives to the cabin in the woods. We had our Annual Homeowner meeting May 4th at Carlson's and it was very spirited. Many new faces and some we haven't seen for a while. Many topics were discussed. You can read the minutes that are enclosed for all the details. One item not in the minutes is important to all of you ATV people. As you enter the park, you will note there are signs that say "NO ATVS." This does not apply to our homeowners. The signs are there for any outsider that feels this is their place to play.

Another issue that was discussed is whether or not you, as a homeowner, would like to receive the newsletter via Email. Some have given us their email. This will take some time to finesse so please be patient. If you wish to receive the letter via email, please contact Val Exner who is now doing the newsletter.

I am still in the process of handing out beach passes and stamping your existing passes for this year, 2013. We DO NOT mail the passes. I will stop by your cabin and deliver or stamp. All you need to do is call or email me. Info is on the front page of the newsletter or on the flier that is also in the newsletter.

Also, we are no longer accepting your Association Dues at the Annual 4th of July picnic. You must have your dues paid by June 4th, or you will be penalized. Send to the P.O. Box on the back of the newsletter. If you have any questions regarding your dues, please contact Val Exner our Treasurer.

The 4th of July picnic is scheduled for July 6th. If you will be attending please contact Val or Judy Hampson to make your reservation. As with last year, the fee is \$5.00 per person. Children under the age of 5 are free. We have also asked for some volunteers to help at the picnic as the Board will not be running the picnic this year. If you would like to help, please contact Val or Judy to let them know. If you are attending the picnic, please bring a dish to share with your neighbors. If you are having a family gathering and would like to reserve the pavilion, call Judy Hampson and she will put you on the calendar.

PLEASE NOTE:

You will not be able to launch your boat on Saturday July 6th between 10:00 am to 4:00pm. Trailers will not be allowed in the parking area. This is for personal vehicles only on this day. If you want to bring your boat down to the water you are able to launch from the Strongs Prairie launch in the cove just to the north of our beach. Please have your beach pass in your vehicle so we know that you are a member of our Association.

Ruth Mendelson

President

847-310-3230

LAKWOOD HOMEOWNERS ASSOCIATION

ANNUAL MEETING

MAY 4, 2013

The annual meeting was called to order at 10:10 AM at Carlson's Rustic Ridge in Friendship, WI. There were 44 persons present and we had a quorum.

Ruth Mendelson gave some opening remarks and welcomed all the new Homeowners who had purchased property in 2012. Judy Sachs read the Minutes from 2012. Burt Mendelson added that the budgets for 2012 were incomplete as all the items were not put in. Judy Hampson made a motion to accept the Minutes with the addition Burt added. It was seconded by Carl Jones. The Homeowners approved.

Valerie Exner, the Treasurer, passed out the cost overview of 2012 as well as the estimated budget for 2013. She talked about the Budget for 2012. She had started with \$2,027.89 from 2011, and in 2012 she collected 1,650.00 in ads, as well as dues of \$17,589.00 and liens collected of \$3568.85. In 2013, she collected \$4,986.40 as of this date for a total of \$30,437.81. She still has another \$8,551.31 to collect from 2012 and previous years of outstanding dues.

Terry Lipchow asked why the Board Members are paid so much. Ruth Mendelson explained that everyone gets \$100/month for their time and expenses which include gas, telephone, and their being on call all of the time to take care of lakefront needs. Carl Jones said the Board has done a great job.

Nicole asked where the \$5/person monies from the 4th of July picnic in the Budget reconciliation? Judy Hampson showed where it was in there.

Kelly Bain asked why can't TJ Handyman and Castle Rock Lawn Care be consolidated. It was explained that Mark Dobbert of Castle Rock Lawn Care just wanted to do the lawn care, and not want to do pick-up of debris and seaweed on the beach 3 mornings a week. TJ Handyman just does the morning beach clean-up three mornings a week which can be a full-time job as the lake deposits lots of wood, seaweed, fish and debris along the waterway.

There was a line item for ad expenses and Judy Hampson explained the cost of her driving to vendors to pick up checks as well as her calling on every advertiser.

Terry Lipchow offered to do the lawn care at Lakewood. Ruth explained it was not up to the homeowners to be working, but to come up and enjoy the lakefront. We have found the cost to Lakewood for homeowners to work for the association such as in lawn care position has not worked out in the past and the Board seeks out professionals with insurance to cover their needs if something adverse happens to them while on the job.

Alan Fields asked about our piers and if we owned them. We own 13 sections and do not need more as we cannot go further into the lake because of the dramatic drop-off, and the piers cannot be attached to the lake ground that far out.

Judy Hampson made a motion to approve the Treasurer's report and Mike Carroll seconded the motion and it was accepted by all.

Jan Paulsrud asked what the \$2,505.05 line item for Lakefront is in the projected budget. Judy Hampson explained they wanted to shore up and reinforce the fencing around the lakefront. We cannot replace it because DNR won't let us. We can only fix it. They also want to add some red mulch and stone around the ramp to stop deterioration, and may get some shrubs. Barb Berkin asked if Norm Hampson is liable since he works around the lakefront doing repairs. Since he is one of the Trustees, he is part of the liability insurance policy which also covers the officers.

Nicole asked if Newsletters have to be mailed, or can they be e-mailed to save on postage. We cannot send ads through emails and have an obligation for the ads to be mailed for our vendors. Barb made a motion that we should consider sending the homeowners' mailings via electronic emails. Kelly Bain seconded the motion. The majority of the homeowners voted for email newsletters for those who have computers.

Helen Mercades asked why there was no picnic for Labor Day last year. She did not hear about the cancellation until she came up. Ruth explained she called all the families that made reservations, and Helen might not have made any reservations. Kelly asked why homeowners should pay for the picnics. Maybe only the guests should pay.

Jim Walsh made a motion to accept the budget. Judy Hampson seconded the motion. It was accepted by the homeowners.

There is a line item for advertisement expenses which was the cost of gas for talking to merchants and picking up ad monies. Valerie had collected \$10,589 as of today. \$2,027.89 will be put into a savings account for future and major projects.

Jan Paulsrud talked about charging for the Picnic, and it was part of the dues. Jim Walsh talked about projected costs vs. real costs coming up. We have a CD worth \$5,000.00 and it was not listed on the budget. Valerie acknowledged that she had forgotten to add it to the list and will do so for the June Newsletter. Jane Young made a motion to approve the treasurer's report. It was seconded by Paul Paulsrud. All approved.

Ruth discussed that there were not many projects except for the 2 picnics. Last year Dave planted some annuals and perennials and they were taken out of the ground by some of our homeowners, and he lost not only the plants but much of the work he put into the project. This year, they will not plant any flowers. Last year some of the swings and slide had been replaced. The swing set has been updated. Much of our problems were from outsides and not our homeowners.

Ruth went on to new business. The picnic was revisited for a charge of \$5.00 per person. Reservations and money had to be paid in advance by July 6th, as the picnic will be July 7th.

Maureen Cramer asked if the homeowners should have a voice in decisions that are not at the meeting. The homeowners at the meeting should not be making the decisions for all the community. Ruth states that the Proxy states that the President has the authority to vote for the homeowners if they don't attend the meeting. Barb made a motion that member should have a voice in the decision-making. Kelly seconded the motion. In this discussion, Mike Fountain said that would be too cumbersome. Jim Walsh said it was too hard to get people to call. Jan Fountain said the venue needs to be updated so you can participate. Sandy Fornier asked about making decisions such as locking the gates. It was also brought up that all member decisions that are made by the Board should have mailings sent out by hard copy and emails. The motion was voted and there were 21 yes votes and 7 opposed. This motion was carried.

The Board needs some volunteers for the Annual Picnic. These volunteers need to make up small teams to help set up, serve food and run the games. We would need 5-10 people for various jobs and times. We discussed whether we should continue with the prizes and it's too hard to get gifts from the vendors. Karen asked why we can't pay for our reservations on the day of the picnic. Mike Carroll made a motion was made that there would be a \$5.00 charge per person for the 4th of July and Labor Day. It was seconded by Carl Jones. The motion was carried.

Jim Walsh asked that the gates be open April 1st and closed November 1st. This year it was a late spring and the gates were not opened.

Maureen Cramer asked why the ATV's can't be parked in the parking lot. The ATV's can be parked in the lot, but not at the lakefront.

Lori Main asked about the closed gate. Even though the gate is closed, you can walk around it, but cannot drive in. You can also ask a board member for a key when you come up. Mike Fountain made a motion that homeowners can borrow keys to open the gate during the winter months from a Board member. Michal Starly seconded the motion. It was passed by a majority.

The Proxy Vote for the 3rd position on the Board was being counted by Jerry and Jan Paulsrud. Barb Berkin is one of the members running, and the other is Valerie Exner is the second one running. When the votes were counted, Barb received 45 votes and Valerie received 48 votes. Val will be on the board for another 3 year term.

Judy Hampson made a motion to adjourn the meeting. It was seconded by Jim Walsh. The meeting was adjourned by 12:10 PM.

Respectfully submitted,

Judy Sachs

2011-2012 BUDGET

ACTUAL MAY 2012-APRIL2013	ACTUAL MAY 2012-APRIL2013	PROJECTED MAY 2013-APRIL2014
BEGINNING CHECKING ACCOUNT BALANCE AS OF MAY 1 2011	\$2,027.89	
Advertisement 2012	\$1,650.00	
Advertisement 2013	\$375.00	\$1,650.00
PICNIC RAFFLE	\$240.67	
2012 DUES COLLECTED	\$17,589.00	
2013 DUES COLLECTED	\$4,986.40	\$20,064.00
LIEN / Fees	\$3,568.85	
TOTAL DEPOSITS:	\$30,437.81	\$21,714.00
MAY MEETING	\$212.85	\$250.00
OFFICER SALARIES	\$5,400.00	\$5,400.00
ACEC ELECTRIC	\$661.05	\$750.00
CASTLE ROCK LAWN CARE	\$1,000.00	\$500.00
TJ HANDYMAN	\$925.09	\$850.00
HADLEY LIFTS AND PIERS	\$657.92	\$657.92
DOLATA SALES AND SERVICE	\$902.03	\$902.03
ELK ELECTRIC	\$143.00	
CENTRAL WISCONSIN SEPTIC AND SERVICE	\$180.00	\$180.00
MISCELLANEOUS LAKE FRONT NEEDS	\$188.76	\$1,500.00
MAJOR LAKE FRONT PROJECTS	\$472.21	\$2,505.05
PO BOX	\$62.00	\$44.00
PICNICS	\$239.67	\$550.00
NEWS LETTER: PRINTING BY Minute Man - MAILINGS (stamps and supplies) 2011+2012	\$1,865.67	\$2,500.00
Advertisement Expense	\$711.12	
Bank services charges	\$18.00	
BANK TRANSFER to savings	\$2,027.89	
LAKE FRONT INSURANCE (STATE FARM INSURANCE AND CAN SURETY)	\$4,946.70	\$5,000.00
IRS	\$152.14	\$0.00
JAMES POTTER CPA	\$900.00	\$125.00
CLERK OF COURT LIENS Placed/ Releases	\$220.40	
TOTAL DEBITS:	\$21,886.50	\$21,714.00
<u>CHECKBOOK BALANCE</u>	<u>\$8,551.31</u>	
<u>DUES 2013</u>	<u>-\$4,986.40</u>	
<u>Advertisement 2013</u>	<u>-\$375.00</u>	
<u>TOTAL FOR 2012</u>	<u>\$3,189.91</u>	
SAVINGS ACCOUNT	\$2,029.43	
Cert. Dep.	\$5,548.17	
CHECKBOOK BALANCE	\$8,551.31	
GRAND TOTAL	\$16,128.91	

AS OF 5-30-2013 152 HOME OWNERS HAVE NOT PAID = \$10797.60

From the Sec./Treasure Val Exner

Hi Everyone:

2013-2014 started out with a big surprise. Our Trustee got back to town and went to open the gates at the lakefront to find the gates were vandalized. Someone took the gate off the hinges! They could not wait for us to open the gates. We had to have someone come and put the gates back together which cost us money to have this done. Please let someone on the Board know if you have any idea who did this. The police have been notified of this vandalism.

As stated in the previous newsletter the 2013 dues were due on May 4. You have 30 days after that date to pay your dues before you receive a lien on your home at the homeowner's expense accordance to the bylaws. The dues are \$52.80 per lot. If you have not paid your dues, please send them in before June 4 2013 to avoid a lien. WE MUST RECEIVE IT BEFORE/BY JUNE 4 2013. Send your payment to:

LAKESWOOD POA
PO BOX 7
ARNDALE WI 54613

At the meeting, Ruth stated the Board would not be sponsoring the 4th of July picnic and needed someone to get a group of homeowners to start a committee to work the picnic. We have not received any volunteers, and if we do not, there will not be a picnic. If you are interested, please let us know.

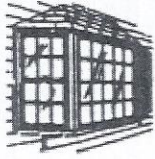
We now have an E-mail address that the Newsletter will be available for all to read. This address is only for viewing. If you have, any ideas or questions you still need to call an officer or send a letter to the PO Box. The E-MAIL ADDRESS WILL NOT BE MONITORED FOR ANY QUESTIONS OR IDEAS.

If you would like to have a copy of the News letter e-mailed to you instead of mailed please send us your

E-mail address to: LAKESWOODPOA@ATT.NET. We will then take your name off the mailing list and put you on the system. The only time you will get a hard copy is when there is a proxy or when a vote is needed. Please be patient with us since this is all new for us. There will be a few mistakes and bumps in the road but with any luck, it will be ironed out.

BEACH PASSES: As we have stated for a few years now, the beach passes are permanent. You are to keep them year after year. When your dues are paid, you will get the pass stamped with a new seal each year. If you have paid your dues and need the new seal, you need to contact Ruth Mendelson by phone or e-mail. She is the only one with the seal. You can call her and arrange on getting the new seal. If you are down at the lakefront without the current years seal, you will be asked to leave. This is the only way we can keep track on who should be down there.

When leaving a message for Ruth please leave your Name, Lakewood address and lot number. Ruth's phone number: 847-310-3230 E-mail address: ladygodiva3@sbcglobal.net If you happen to be a new homeowner, please contact Ruth she will get you passes that are needed for the lakefront



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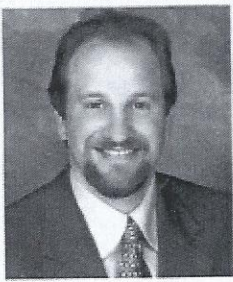
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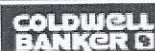
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