



# Lakewood Estates Association



## Message from Outgoing LEA President, Marlene Van Rens

As outgoing President of the LEA, I'd like to thank this WONDERFUL BOARD and all our wonderful neighbors for making this subdivision a GREAT place to live in. I have been involved as a board member in every position, many repeatedly throughout the years, and feel grateful that you have allowed me to help our LEA. I'd really like to encourage anyone who has some energy and can commit to the responsibility that comes with it to get active within the LEA this year or next year. Remember, it's important we have a board representative of ALL of our members, who is working for everyone in the subdivision, to make LEA a safe & enjoyable home/vacation place to be.

In total we have made numerous improvements this year; the sun pavilion w/ tables at the ramp, electricity at our large pavilion, the no Wake Zone, etc. This could not have been accomplished except for the numerous people who took a very active role in accomplishing these things, with Lewis leading the pavilion improvements, Doug leading the No Wake Zone, and many others who worked with them on these projects – and let's not forget all of dues paying members who made these improvements possible.

Our Annual Mtg & Road clean-up was a great success, with excellent turnout by our members. In fact we had over 50% the number of clean up volunteers that Edgewater did....and manned all the clean up locations. THANKS TO ALL who participated. At our Annual Meeting we elected a new board (hurrah with Tod Grubbs, stepping up to President – he's also President of Pedernales Fire Dept Board this year – & other members continuing to hold their posts). We also had the Harvey's step up to do the Newsletter this year, so expect lots of innovation, new ideas, etc. from this fine team.

Additionally, the Park/Dock committee is including in this Newsletter draft items to be brought up for vote in a SPRING LEA meeting following our Spring road clean up. Remember this year, it's Edgewater's time to do the BBQ...so bring a dish...and I look forward to seeing you there. ♦

### Newsletter Contents:

- Highlights of 2004 LEA Meeting
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- LEA Directory
- LEA Web Site
- Upcoming Events (Mark Your Calendars)
- Draft Boat Dock Management Proposal

## Highlights of LEA Annual Meeting (10/16/04)

### OLD BUSINESS

- Electricity and lights are now available in the pavilion thanks to Steve Rudkin, Lewis Boehm, Rick Hewitt, and Don Swanki.
- Sunshade pavilion by the boat ramp came in on budget and is well utilized.
- Doug Lawson reported that some dock owners had contributed more than was required for the no wake zone, but two dock owners had made no contribution.
- Port-a-pottie was well used and declared worth the expense.
- Appreciation was extended to Gene Wissen for providing the delicious barbeque.

### NEW BUSINESS

#### Board Election - LEA Officers elected for 2004/2005:

President	Tod Grubbs	264-0501
Vice President	Jan Martin	264-0846
Vice President	Rick Hewitt	264-8991
Vice Presidents	Brad & Belinda Harvey	264-2637
	(Newsletter & web site editors)	
Treasurer	Louis Boehm	264-0123
Secretary	Mary Ruiz	264-2246

#### Motions that carried:

- Authorize a Port-A-Pottie for Apr-Oct of 2005
- 2005 dues are still \$50 for owners and \$25 for renters.
- Publish an LEA directory of members at a cost not to exceed \$100 (see "LEA Directory" section for more information).
- Implement an ID Tag system to manage and limit access to the LEA Park (see "Park Tag Project" section for more information).
- Postpone the vote on proposed motion to activate rules for privately owned boat docks attached to the LEA Park.

#### Motions that failed:

- Add a second Port-A-Pottie by the boat ramp

#### Suggestions:

- Place a sign near the boat ramp to indicate presence of the Port-A-Pottie at the pavilion (this will be re-visited).
- Make a list of people willing to assist others in the neighborhood. (Please see the dues section on last page.)
- Those concerned about fast traffic might consider placing "Children Are Playing" signs in the street.

See LEA website for complete minutes from this meeting, or contact Secretary Mary Ruiz for a copy. ♦

## Message from Incoming LEA President, Tod Grubbs

As the incoming President of LEA, I would like to also thank the LEA Board and all of our wonderful neighbors for making this subdivision a great place to live in. I would like to thank Marlene Van Rens for her service and dedication as the President and for all the hard work she has put into the subdivision over the years.

Our Annual Meeting was a great success, with excellent turnout by our members, and tasty BBQ (see meeting highlights section).

One of the new business items that passed at the Annual Meeting is for the TAG project. The purpose of the tag project is to limit access to the LEA park to members only and their guest(s). See "Park Tag Project" section of this newsletter for more information.

In other news the board will continue to work on the dock proposal that was presented at the annual meeting. The sub-committee has made several changes to the proposal and they are working on the final version to be presented to the board at the March meeting so it can be put on the agenda for the special meeting in April. The special meeting will be held on April 16th and will take place after the spring road clean up and BBQ. The special meeting will be finalized at the March LEA board meeting. At the Oct. meeting the members moved to postpone the vote on the dock rules until more input was gathered and to present the updated proposal to the membership at a special meeting of the membership. The board is including the tentative draft of the dock management proposal in this edition of the newsletter and is asking for input from the membership. Please send feedback to myself in writing, my email address is tgrubbs@austin.rr.com. I will gather any feedback and the sub-committee / board will review input and make the final decision for the proposal to be presented in April.

The board will spend the next few months reviewing the bylaws of the LEA to see if any updates are needed. It has been quite a few years since the bylaws were last reviewed.

I look forward to working with the board, the members and the community to continue to make Lakewood Estates a great place to live.

I would like to wish all our neighbors and friends Happy Holidays!

Best Regards,  
Tod Grubbs, President of LEA  
tgrubbs@austin.rr.com ♦

## Park Tag Project (approved at Annual Meeting)

The basis of the new system is to have current members use a rear view mirror tag that shows they are current valid members. The tag will be required while in the LEA Park by everyone. Any automobile found without a tag should be asked to leave. Any board member will be able to give warning notices for non-compliance. The notices will allow the LEA to give notice to violators and collect metrics to track violations.

New tags will be created each year and will specify the year. Once a member has paid the yearly dues, they will get three (3) new tags.

Enforcement (non-compliance):

1. When an automobile is found in the LEA Park without an ID tag, a warning note will be placed on the automobile asking the owner to leave or show proper ID for membership to LEA. The warning notices will be handled by a board member (only).
2. In the quarterly newsletter to members, the LEA board will publish a reminder that members who see an automobile in the LEA Park without an ID tag can report it to an LEA board member to take action. It will also remind all members that tags are required while in the Park.
3. The Board will track violations with the use of the warning notice form.
4. If the person or persons refuse to leave the property or continue to return, then TCSO (Travis County Sheriff) will be contacted to assist in removing trespasser from the LEA Park.

The tags have been ordered and the expected delivery is before the end of the year. The Board ordered 250 tags, so there will be a few left for replacements and/or extra guests. If you would like to get more than 3 tags, please put the number you need in addition to the 3 default tags on the form attached to the newsletter for your membership and add \$3 for each additional tag. This should be used for additional family /guest that will be using the park often.

If there is a need for more tags for a one-time party, the LEA board has come up with a process to give an exemption for a large party. The member will contact one of the current board members and tell them when they will be having a large gathering at the park and how many people are expected. The board member will then contact the rest of the board with the information. Please give at least 24 hours or more notice. See the listing in this newsletter for the current board members and their contact information.

## Park Tag Project (continued)

As part of the tag process, the membership approved two new signs to alert everyone who enters the park of the new rules. The signs have been ordered and will be put up in mid-January.

The board will give a grace period for the first two months of 2005. After the end of February 2005, the board will start handing out warnings.

## LEA Membership Dues

### It's time to renew/begin/resume your LEA membership!

Dues amounts have remained the same as last year.

Membership entitles you to use the park and its amenities (non-members do NOT have use of the park). Membership also allows property owners to vote at the LEA meetings.

\$50 - LEA owner membership per property, 1 vote

\$25 - LEA property rented membership, no vote

Membership dues for 2005 are payable January 1<sup>st</sup>. Residents can join throughout the year, but dues are not prorated. Please detach the last page of this newsletter, fill it out, & send it with your membership check in the enclosed self-addressed envelope. ♦

## LEA Directory

LEA is putting together and will publish a directory that lists residents of Lakewood Estates, along with their contact information, willingness to help neighbors, and areas of expertise (free advertisement folks!). The directory will be distributed free of charge to LEA members (only) in March. ♦

## LEA Web Site

Lakewood Estates now has a brand new web site! See [www.lakewoodestatestx.org](http://www.lakewoodestatestx.org). It doesn't yet have much content, so email suggestions to: [siteAdmin@lakewoodestatestx.org](mailto:siteAdmin@lakewoodestatestx.org) ♦

## Mark Your Calendars

April 16, 2005

- Spring road clean-up at 9 am, with lunch following at Edgewater Park. Please bring a dish to the lunch.
- Special semi-annual meeting at approximately 1:30 (following lunch). This is a special meeting of the membership called for dock committee proposals. There will be a special proxy sent to members approximately 30 days prior to the meeting. ♦

## Boat Dock Management Proposal

*The LEA board is including the tentative draft of the dock management proposal in this edition of the newsletter and we are asking for input from the membership. Please send feedback to my self in writing, my email address is [tgrubbs@austin.rr.com](mailto:tgrubbs@austin.rr.com). I will gather any feedback and the sub-committee / board will review all input and will make the final decision for the proposal that will be presented at the special meeting that is scheduled for April 16<sup>th</sup>, after the spring trash pickup and BBQ lunch.*

Tod Grubbs  
President LEA

### Draft Proposal:

LEA board is requesting approval from the membership to manage the LEA Park for the benefit of all members by adding basic rules for Privately owned docks that are attached to the LEA property (referred to as the "docks"). Privately owned boat docks attached to LEA park property will be required to follow the following rules.

The proposal is broken down into two sections. The first section is the base rules, and the second section will be additional. The membership will be asked to vote for the base proposal and the optional proposal. If the base rules do not pass member approval, the optional section will not be applicable.

All current docks in the park will be grand fathered as they are as of the passage of this proposal. The Board will then take pictures to show the current condition, size and location of all docks and will maintain a map of the location and owner information for each dock in the park. After the passage of the base proposal, all member docks will be held to the new rules.

#### Base Rules:

- Membership in LEA is mandatory for dock owners who have docks attached to LEA park property. If the owner of the dock attached to LEA park property refuses to be a member of LEA, the owner will be requested to remove the dock from the Park or it will be considered abandoned<sup>2</sup> on LEA property.
- The LEA board will manage the number, size, and location of the docks.
- The LEA board will approve/review all major changes<sup>1</sup> to existing docks before any work or changes take place. If the LEA board finds a dock that has had major changes made with out approval from the board the member may face suspension of membership from LEA and/or removal of dock from LEA property.

### Draft Proposal (cont.)

- A member who currently owns a dock in the LEA Park may not lease or sublease a slot or dock to a non-member. The member may face suspension of membership from LEA and/or removal of dock from LEA property.
- If a dock is abandoned<sup>2</sup> by its owner and the owner cannot be contacted by registered letter, and refuses to respond, to take care of the dock the LEA board will take ownership of the dock and will determine what will be done with it.
- If a member fails to maintain their dock, so it is resting on shore as the lake drops or is left a long distance from shore as the lake rises and is a hazard to boaters or other docks, the LEA will send a registered letter. If the owner has not responded to LEA about the registered letter in 30 days, the LEA board will have the dock moved to a proper place and owner will be billed for the expense.
- Renters can't own a dock. If an owner, who is a member, is leasing their property they can allow their renter(s) to use their dock as long as the renter is a member of LEA.

### Optional:

- The LEA board will manage a list of members that would like to own a dock that is in the Park. The list will be ordered by three values to keep it fair. The 1st value will be the requested date (initial collection month, all dates will show the passage of this proposal), 2nd value being the length of time they have owned their property, and 3rd property owners will be listed first with renters second. Renters will not be allowed to own a dock; they will be allowed to lease.
- When a current dock owner would like to sell or lease their dock it will be offered to the members on the LEA list first in order of the list until exhausted. If no takers from the list, the owner can sell to any buyer but must remove the dock from the Park when it is sold.
- When a property owner who is selling their property and dock they must first offer their dock to the members on the list at a fair market price before the Board allows it to be sold with the property. The new owner will be required to sign an agreement with the LEA.
- Renters who are members will be allowed to lease a dock or a slot from a current owner based on the list order.

### Definitions:

1. Major changes - Major changes will be defined as adding walkways, adding on to the existing structure, adding electricity, moving anchors, replacing the entire dock with a new one or anything that affects the overall size and location of a dock or its interaction with the Park land or other docks.
2. Abandonment - Abandonment means the owner has not paid the current year's membership by the annual meeting in the fall. ♦

**Detach this page and place it with your membership check into the enclosed stamped self-addressed envelope.**

Lakewood Estates Association Membership - Enclosed is my check for 2005:

Owner Membership (\$50 ea.) w/ 3 tags  <input type="checkbox"/>	Renter/Leaser Membership (\$25 ea.) w/ 3 tags  <input type="checkbox"/>	Number of <b>Extra</b> Park Tags Needed (\$3 ea.) Owner Memberships Only  _____	Amount enclosed  _____
Member Name(s):  _____  _____			
Lot Number(s), as listed with Travis County Appraisal District (property tax rolls):  _____			

**Yes - publish the following information in the LEA Directory and/or LEA Web Site, as indicated below:**

Category	Information	Directory	Web
NAME:	_____	<input type="checkbox"/>	<input type="checkbox"/>
ADDRESS:	_____ _____	<input type="checkbox"/>	<input type="checkbox"/>
PHONE:	_____	<input type="checkbox"/>	<input type="checkbox"/>
EMAIL:	_____	<input type="checkbox"/>	<input type="checkbox"/>

**Following Info to be Published in LEA Directory (only)**

**Volunteer - I am willing/able to assist others in the neighborhood where help is really needed (this should be on the rare occasion – not a regular occurrence), as follows:**

Take places when otherwise unable (such as shopping, to doctor appt, etc). Days/times I am available:  
\_\_\_\_\_

Lend an occasional hand. My skills are:  
\_\_\_\_\_

**Products/services - I can offer the following at a reasonable cost (such as handcrafted items, carpentry, pet sitting, etc.):**

\_\_\_\_\_