

Lakewood Estates Association

Newsletter

www.lakewoodestatetx.org

2005/03



Original Photo by Lacey Robinson, 2004

Lakewood Estates Bluebonnets

LEA
1110 Skyline Dr.
Spicewood, TX 78669

Semi-Annual Roadside Cleanup & BBQ

Spring has sprung!! And you know what that means -- well yes mowing the weeds & planting new flowers for the deer to eat -- but best of all it is time for the annual Roadside Clean-up for Thurman Bend and the LEA park, Saturday April 16th. As you know, the park is full of the flood debris from last November and really needs a good going over. The County workers have been trimming the trees along Thurman Bend over the last few months so we now have easy access to areas we could not get to before.

Come lend a hand picking up the trash along Thurman Bend Rd. We will begin at 9am sharp. We've had great participation for this event each spring and fall. Thanks for helping to keep our area more pleasant to view as we come and go from our homes each day. Someone will be manning the table at the entrance to Lakewood Estates with the signup sheet, trash bags and orange safety vests. Pick a section of the road to walk and someone will be along to pick up the full trash bags. Remember to ask for help if you find a heavy object, wear gloves for protection from sharp objects and drink plenty of water to keep hydrated.

After the trash pickup there will be a BBQ lunch at 12:00 noon. This year the lunch will be at Edgewater Beach. Please bring your favorite side dish. (The meat will be provided.)

After the BBQ lunch we will hold a special meeting starting at 1:30 pm at the LEA Park Pavilion to discuss and vote on the LEA dock management proposal, the purpose of which is to manage the LEA Park for the benefit of all members. The special meeting was proposed at the Oct. 2004 annual meeting to give more time for feedback from the members. For the details of the proposal and the agenda for the meeting, see the special meeting section in the newsletter. **If you are not able to attend the special meeting, be sure to fill out the attached proxy for your vote and send it to the LEA Board ASAP.** ♦

Update on Park Access

As you have noticed we have new signs at the entrance to the LEA park on both sides reminding everyone that a current membership tag is required to be shown on all vehicles while in the LEA park. If you see an automobile in the LEA Park without an ID tag, please report it to an LEA Board member to take action. Any automobile found without a current TAG will be asked to leave. Any LEA Board member will be able to give warning notices for non-compliance. That will allow the LEA to give notice to violators and collect metrics to track violations. In order to use the LEA park you must be a current LEA member.

Park Access (cont'd)

New tags will be created each year and will specify the current year. Once a member has paid the yearly LEA dues they will get the new tags (3). Additional tags cost \$3 each and should be used by family and/or guests who will frequent the park on a regular basis. The LEA Board will maintain a list of all distributed 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 the members the LEA Board will publish a reminder to members that if they see an automobile in the LEA Park without an ID tag they can report it to a LEA Board member to take action and 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 the trespasser from the LEA Park.

If you will be having a one-time event at the Park, contact one of the current Board members (see below) and tell them when you will be 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. ♦

2005 LEA Board Members

President	Tod Grubbs	264-0501
Vice President	Jan Tollett	264-0846
Vice President	Rick Hewitt	264-8991
Vice Presidents	Brad & Belinda Harvey	264-2637
Treasurer	Lewis Boehm	264-0123
Secretary	Mary Ruiz	264-2246

LCRA News

The 100-year flood plain on Lake Travis may be raised from 716 to 722 feet above mean sea level (msl). See following for more information: <http://www.lcra.org/newsstory/fematravis.html>

Current Membership

A big thanks to LEA members for paying your voluntary dues in a timely manner! Current LEA Membership List (as of 03/26/2005):

Charles & Martha Anderson
Craig Avery
Jack & Trey Baker
Michael & Linda Balconi-Lamica
Lewis & Marsha Boehm
Gary Bramblett & Patty Krueger
John Breiner
Dwight & Carol Brinkmann
Tim & Jennifer Cantrell
Ed & Connie Capps
Mike & Linsey Clark
Artie & Rhonda Cochran
Melissa Anderson & Chip Cramer
Terry & Misty Crawford
Dennis Day
Richard & Kay Dreiss
David & Heather Ford
Andy & Laurie Graham
Mark R. Green
Tod Grubbs & Cynthia Hestand
Vern Hacker & Betty Herzog
Jeff Hanna
Wood T. & Kolodzie Harper, II
Brad & Belinda Harvey
Rick & Teri Hewitt
Brandon & Desiree Hitchcock
Fred & JoAnn Hoskins
Russell & Peggy Johnson
John & Juliet King
Troy Lamb
Doug & Bettie Lawson
David & Beverly Leonard
Robert & Mary Lucas
Karen & Clif Maloney
Charles & Rita McCarthy
Bud & Candy McCray
Ken & Debbie Murphy
David & Donna Plant
Janice Quisenberry
Jerry Rankin
Steve & Sharon Rudkin
George & Mary Ruiz
Douglas & Patricia Schockley
Paul & Sarah Stranahan
Donald & Pamela Swonke
Curtis Ray Tarpley
Wayne & Jan Tollett
Jim Tyree
Marlene & Ken VanRens
Mary Ann Werchan
Paul & Terry Werchan
N. H. "Whitey" & Jeannie Whitehurst
Eugene (Gene) R. & Lula Dean Wissen

Considering Membership?

Membership fees are currently \$50 for property owners and \$25 for renters, on an annual basis. To become a member, simply make a check for the correct amount payable to Lakewood Estates Association and mail to 1110 Skyline Dr., Spicewood, TX 78669. (A membership form can be printed from: <http://lakewoodestatestx.org/membershipForm.pdf>) These funds grant members access to the LEA waterfront park and are generally used for maintenance & improvements. In order to use the LEA park you must be a current member. When you join you will receive 3 rear view mirror tags that will be required to be displayed when you are in the LEA park. See the section on the park access for more information.

If you have not been here in a while, you might find some nice improvements to the park. In addition to a member's swim / boat dock, there is the new sun shade with tables that is next to the boat ramp. At the other end of the park is a huge picnic pavilion complete with tables, electricity and a great fire pit for cooking. These facilities are all available for members and their guests. The Board also provides a port-a-potty for member use that will be by the pavilion from mid April to mid Oct each year. ♦

LEA Information

Anyone interested in learning more about the LEA, such as the corporation's purpose or its by-laws, can read about it on the LEA web site at: www.lakewoodestatestx.org

The LEA Directory will be mailed to members (only) in June.

Welcome New Neighbors

We have had a lot of new neighbors move into the Lakewood Estates this year. You are all invited to join the LEA to have use of our park, pavilion and boat launch. Please pass any new neighbor information (name and address) to one of the Board members, so we can include them on our next mailing.

We extend a warm welcome to:

- Jack & Trey Baker, Lot 56
- Patrick & Michelle Billings, Lot 90
- David & Luu Everetts, Lot 2
- Vern Hacker & Betty Herzog, Lot 64
- Kevin Hoskins, Lots 98 & 99
- Kjetil & Marte Stangeland, Lot 120

Special Meeting – April 16th

The LEA Board and sub-committee have completed the dock proposal and have published the proposal in this newsletter for member review. At the regular 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 special meeting will be held on April 16th at the LEA park pavilion at 1:30 PM, after the spring road clean-up and BBQ. The dock proposal will be the ONLY item on the agenda at that meeting.

After much research we have found that the Dock issue is not new. This is the 6th LEA Board and the 3rd sub-committee to take up this issue over the last 10 years and it is time we move forward with a plan to manage the situation for the benefit of all members. **If you are not able to attend the special meeting, be sure to fill out the proxy at the end of the newsletter for your vote(s) and send it to the LEA Board ASAP.** We would like to have all members participate and have their vote counted.

Boat Dock Management

No one with a privately owned dock currently attached to the LEA Park has the right to attach the dock to any property owned by the LEA.

LEA Board is requesting approval from the membership to manage the LEA Park for the benefit of all members by adding 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 and obtain a license and insurance in order to maintain a dock on or over LEA property.

Once approved, all current docks in the park will be base-lined, (current condition, location and size) as they are as of the passage of this proposal. The Board will take and maintain pictures to show the 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 proposal all member docks will be held to the new rules starting immediately.

Boat Dock Management Proposal:

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 and pay yearly dock assessment, the owner will be requested to remove the dock from the Park or it will be considered abandoned (2) on LEA property.

Boat Dock Management Proposal (cont'd)

All docks will be assessed a dock license fee for the space they use in the park. The dock licensee fee will be set by the Board and will be due at the beginning of each year with the membership fee unless other arrangements are made in writing with LEA by February 1. The assessment will be based on the width of the dock at the widest point adjacent to the shore and will include all attached items such a swim platforms, permanently moored boats or roof over hangs. The dock fee will start in 2006 and will be set at \$12 per linear foot.

The LEA Board will maintain the right to inspect any dock for changes or condition.

No one has a right to have a dock attached to the LEA park property, without the appropriate permits from any governmental agency or authority and a written license from the LEA.

The dock license is not transferable.

Dock owners will maintain appropriate liability or other insurance at all times with the insurance certificate provided to the Board with the LEA listed as additional insured.

The LEA Board will manage the number, size and location of the docks.

The LEA Board will approve/review all major changes (1) to existing docks before any work or changes take place. If the LEA Board finds a dock that has had major changes made without approval from the Board the member may face suspension of membership from LEA and/or removal of dock from LEA property.

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 (2) by its owner and the owner can not 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.

Boat Dock Management Proposal (cont'd)

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.

When there is a change in ownership of a dock the new owner(s) will be required to sign a license agreement with the LEA. Both the previous owner(s) and the new owner(s) are responsible to report the change in ownership to the LEA Board in a timely manner.

Dock(s) will not block the boat launch at any time.

All dock owners will maintain a proper anchor system at all times so they do not damage any other dock. (The current docks in the park are very close together and may cause damage to another dock during heavy weather, high/low water or heavy waves from passing boats). All Docks must be securely attached to the shore, taking into consideration water depth, lake level fluctuation and exposure to wind, fast moving water and wave action. Anchor cables for floating docks shall (1) not create a hazard to navigation or block ingress or egress for Watercraft, (2) be maintained in good condition and have a minimum working load of 1,000 pounds, (3) have thimbles or other chafing protection.

The LEA will not be responsible for any damage done to one dock by another and will not be responsible for any injuries.

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 membership and license fee by the annual meeting in the fall.



Lakewood Estates Association Special Meeting – April 2005

At the regular annual LEA membership meeting in October, 2004, 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 special meeting will be held on April 16th at the LEA park pavilion at 1:30 PM, after the spring road clean-up and BBQ.

The dock proposal will be the ONLY item on the agenda at that meeting.

If you are a current LEA member and are not able to attend the special meeting, be sure to fill out the proxy below for your vote(s) and send it to the LEA Board ASAP.

**PROXY FORM
LAKEWOOD ESTATES ASSOCIATION
SPECIAL MEETING
APRIL 16, 2005**

The undersigned, a voting member of Lakewood Estates Association (LEA), hereby revokes all previous proxies for his/her vote in the LEA and appoints the designated LEA members, and each of them proxies his/her votes in the LEA meeting to be held at the LEA Park at 1:30pm, April 16, 2005, including any adjournments thereof, upon the matters set forth below.

This proxy is solicited on behalf of the LEA Board of Directors. It will be voted as specified. If no specification is made, this proxy shall be voted in favor of each item listed.

Please sign and promptly return to the Lakewood Estates Association at:
1110 Skyline Drive
Spicewood, TX 78669

Approve the LEA Boat Dock Management Proposal.

For Against Abstain

(Note: If signing for estates, trusts, or corporations, state title and capacity.)

Dated _____, 2005

Signature _____

Printed Name _____

Title or Capacity _____