

# Lakewood Estates Association



## Lakewood Estates Association Newsletter – 4<sup>th</sup> Quarter 2005

### Table of Contents:

- Message from LEA President
- Update on Park Access
- 2005 LEA Annual Meeting Highlights
- 2006 LEA Board Members
- Important News
- Welcome New Neighbors
- LEA Web Site
- LEA Membership Drive
- 2006 LEA Directory
- Membership & Directory Form

## Message from LEA President, Tod Grubbs

An entire year has gone by again and it is now the beginning of 2006.

Our Annual Meeting/BBQ & Thurman Bend Road clean-up were a great success, with excellent turnout by our members. THANKS TO ALL who participated. Keep an eye out for the wildflowers on Thurman Bend road this spring, as the members from the homeowner associations of the Coves, Angel Bay, The Enclave, and other residents on Thurman Bend seeded the roadside with wildflowers after the clean-up.

At our Annual Meeting we elected a new Board, with Steve Rudkin joining. The membership dues will stay the same at \$50 for property owners and \$25 for renters. See the meeting highlights section of this newsletter for more details of the meeting.

The LEA member dock was damaged in early December. Some one hooked the anchor cable and dragged it across the park causing it to break at the dock. The anchor weight was lost but we were able to attach what was left of the cable to the dock to keep it from floating away - thanks to Lewis Boehm and Bob Johnson. David Leonard donated 300 feet of ½ inch cable and the installation, and Lewis Boehm donated the anchor weight to the LEA to repair the member dock. Thanks Guys!!

4 of the buoys have been damaged due to broken cables. LEA has recovered the buoy tops but we will need to replace the cable and weights. Doug Lawson has contacted the LCRA about this. They will check the remaining buoys and fix any issues they find, and will re-deploy any of the 4 we have ready. The LEA is looking at the options for the 4 buoys and we are planning to have them fixed and deployed by April 2006.

It has been very dry lately and the lake has dropped very low – it is currently over five feet below the historic December/January average at 663.70 feet and falling. We ended 2005 with just short of 13 inches less rain than normal. We may have another very dry year like 2000 (the lake had dropped to 643.78 by September of that year). The current weather predictions for the spring show it may continue to be very dry when we should be swimming in rain. The LEA park boat ramp is almost out of the water so be very careful if you try to launch your boat - you may go over the cliff.

With the extreme dry weather comes very high fire danger. Over the last few weeks wild fires have ravaged North Texas, with thousands of acres scorched, hundreds of homes damaged or destroyed, and even deaths. Please do not toss lit cigarettes or drive your car into dry grass (hot exhaust can start a fire quickly).  
Fourth Quarter  
And take the utmost care when doing anything that could

## Message from LEA President (continued)

generate sparks, such as using gas powered tools and outdoor BBQ's. We have a very high fuel load in and around our community and homes that can cause major damage very quickly. Please be very careful as we are looking at a high possibility for a dry winter and spring this year.

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 a Happy New Year!

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

## Update on Park Access

Thanks to all members who use their tags when in the park. It helps tremendously to be able to quickly see who should or should not be in the Park. Since this project started in 2005, we have issued 34 warnings to vehicles that did not have a tag showing. If you see such a vehicle in the park please contact one of the Board members ASAP so they can take appropriate action. We have had a few boat trailers with boats that were left in the park with no Tags this last year. Some have been just overnight and one was left for several weeks in the middle of the parking area by the sun shade with an expired license plate and registration. If you need to park your boat and/or trailer in the park for longer than a day or so, please contact one of the LEA Board members so action is not taken to remove it.

The tags for 2006 have been ordered and should be in by the beginning of 2006. This year's tags will have the name of the member written on the tags.

A current membership tag is required to be shown on all vehicles while in the LEA park. 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. The notice 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.**

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).

## Update on Park Access (continued)

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 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.

Additional tags cost \$3 each.

If there is a need for more tags for a one-time event, contact one of the current Board members 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 notice. ♦

## Highlights of LEA Annual Meeting (10/15/05)

### OLD BUSINESS

- Electricity and lights at pavilion have added to its use and enjoyment. The sun shade has also been greatly utilized.
- No Wake Zone has made swimming safer and has kept boats from coming too close to docks. Two buoys have been damaged, but the top parts were recovered. Also, one complete buoy is in the LCRA shop. Doug Lawson will see if cables, clamps, and weights can be replaced by LCRA since they did not hold up as expected. Bob Johnson offered a 1" cable. Doug Lawson will take care of the buoys.
- Ed Capps moved that we contract the port-a-potty at \$78.78 per month for 7 months (April through October). Marlene Van Rens seconded. Motion carried.
- Janie Quisenberry moved to investigate finding a permanent toilet at park. Marlene Van Rens seconded. Motion carried. Janie Quisenberry, Marlene Van Rens, and Fred Hoskins will do so.

## LEA Annual Meeting Highlights (continued)

### NEW BUSINESS

- Brad Harvey thanked those who returned information for Member Directory. Next year members will be asked to opt out rather than opt in to have information included in Directory. Ed Capps moved approval of costs for paper, envelopes, and stamps for the Directory. Fred Hoskins seconded. Motion carried.
- Tags are working as intended. The host of a large party is to be responsible for checking who is attending their event. It was noted that this is not a problem. Lula Wissen mentioned to lock your car so tags won't disappear. 4 have been known to have been stolen. Jeannie Whitehurst moved that hanging tags be continued with rotating colors each year, eliminate numbers, and have Board members write name of owners before distribution. Cynthia Hestand seconded. Motion carried.
- Ed Capps moved that all minutes of LEA be posted on the LEA website 30 days prior to the next meeting. Candy McCray second. Motion carried.
- Ed Capps moved to adopt new rules for park concerning hours and noise. Marsha Boehm seconded. Motion carried. Ed Capps will chair this committee. Committee members are Bob Johnson, Jan Tollett, Fred Hoskins, and Jane Quisenberry.
- Tod Grubbs moved that the membership dues of \$50 be set for 2006. Bob Johnson seconded. Motion carried.
- Lula Wissen asked for Board member candidates to be introduced and tell how long they have been residents of LEA. She moved that all candidates be elected. Fred Hoskins seconded. Motion carried.
- Jane Quisenberry moved that she would donate a weather proof bulletin Board to be attached at pavilion for members to post ads and other information. Marlene Van Rens seconded. Motion carried.
- Whitey Whitehurst and Ed Capps will investigate making a beach area.
- The cost of attaching a dock to LEA property was set at \$6.00 per linear foot for the 2006 year.
- A community Boat Dock was discussed as a possibility when enough money from leasing dock space is accumulated.

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

## 2006 LEA Board Members

President	Tod Grubbs	264-0501
Vice President	Jan Tollett	264-0846
Vice President	Steve Rudkin	264-1197
Vice Presidents	Brad & Belinda Harvey	264-2637
Treasurer	Lewis Boehm	264-0123
Secretary	Mary Ruiz	264-2246

## Important News

On November 18, 2005 the LEA Board received notification that an association member (dock owner) was preparing a lawsuit against the association claiming adverse possession of the park property under and leading to their dock.

A special Board meeting was held December 1, 2005 to discuss this matter. Minutes were kept for this special meeting but, heeding advice of counsel, we will not be posting those meeting minutes on the website until the matter is resolved.

The LEA Board will keep the membership informed of this situation as it develops. ♦

## 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:

Renters:

- Sterling Rogers - 113 Johnson Way
- John Kent - 20816 Mockingbird Lane

New property owners:

- Dave Kull - 21112 Mockingbird Lane
- Sherry Ellenbogen - 915 Johnson Way

♦

## LEA Information

Anyone interested in learning more about the LEA, such as the corporation's by-laws or its meeting minutes, can read about it on the LEA web site at: [www.lakewoodestatestx.org](http://www.lakewoodestatestx.org) ♦

## LEA Membership Dues

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

Dues amounts remain the same as last year. Membership entitles you to use the LEA park and its amenities:

- Boat ramp
- Parking area
- Member dock
- Covered pavilions
- BBQ grills

Non-members do NOT have use of the park.

Full membership also allows property owners to vote at the LEA meetings.

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

\$25 - LEA associate property rented membership, no vote

The LEA bylaws provide the opportunity for property owners to purchase a membership for each lot owned. Each full (owner) membership purchased entitles the owner to 1 vote in matters brought before the membership for voting. Associate memberships do not get a vote in matters before the membership. Example: Joe owns 3 lots and purchases 3 full memberships at a cost of \$150; Joe gets 3 votes. Sue owns 3 lots and purchases 1 full membership and 2 associate memberships for her renters, at a cost of \$100. Sue gets 1 vote and the renters get none.

Members will also receive, free of charge, a membership directory (see details below).

Membership dues for 2006 are payable now (as of January 1<sup>st</sup>). Residents can join throughout the year, but dues are not prorated. **So join now to get the most bang for your buck!**

Please detach the last page of this newsletter, fill it out, & send it with your membership check in the enclosed stamped self-addressed envelope. ♦

## LEA Directory

LEA will again publish a directory that lists residents of Lakewood Estates, along with their contact information, willingness to help neighbors, and areas of expertise (free advertisement). The directory will be distributed free of charge to LEA members (only). Please enter your information as specified on the attached membership form. ♦

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

**2006 Lakewood Estates Association Membership & Fees:**

Item	Cost	Quantity	Item Total
Full Owner Membership (comes with 3 LEA Park tags)	\$50 each		
Associate Membership (renter / leaser) (comes with 3 LEA Park tags)	\$25 each		
Extra Park Tags Needed	\$3 each		
2006 Dock Assessment (if applicable)			
Donation to LEA (we have a very slim budget, so all donations are very welcome!)			
<b>Total Amount Enclosed:</b>			

Member Name(s): \_\_\_\_\_

Lot Number(s), as listed with Travis County Appraisal District: \_\_\_\_\_

**Please fill in the following as you wish it to be published in the LEA Directory & Web Site:**

NAME:	_____
MEMBER ADDRESS:	_____
	_____
PHONE:	_____
EMAIL:	_____

**Or check below if you do NOT wish to have your information published.**

Opt Out of Directory:       Opt Out of Web Site:

**Optional - Additional Info to be Published in LEA Directory (only)**

**Volunteer - I am willing/able to assist others in the neighborhood where help is really needed, as follows:**

<input type="checkbox"/>	Take places when otherwise unable (such as shopping, to doctor appt, etc). Days/times I am available: _____
--------------------------	--

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

<hr/> <hr/>
-------------