



LEA
1110 Skyline Drive
Spicewood, TX 78669

Semi-Annual Roadside Cleanup, BBQ & Annual Membership Meeting

Fall is here but you can't tell by the temperatures. It is time again for the annual Roadside Clean-up of Thurman Bend. The cleanup and BBQ will be Saturday October 21st along with the Annual LEA membership meeting. Trash has been collecting all summer so it is time for a good clean-up of Thurman Bend. We hope everybody will be able to come and lend a hand to help clean up the road and our park. We will begin at 9am sharp. In the past we have had great participation so we hope to see you there! 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 for LEA. The lunch will be at the LEA Park Pavilion. Please bring your favorite side dish and beverage. (The meat will be provided.)

After the BBQ lunch we will hold the annual Fall meeting of the membership starting at 1:00 pm at the LEA Park Pavilion. Members are invited to attend the annual meeting so hope to see you there. For the details of the meeting agenda, see the Annual Meeting Agenda section in this newsletter. **If you are not able to attend the meeting, be sure to fill out the attached proxy for your vote and send it to the LEA Board ASAP.** The LEA Board highly encourages all members to attend the Annual Meeting.

2006 LEA Board Members

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

Lake Level and Condition

The Lake continues to drop and is at 647 as of the writing of the newsletter and is dropping almost a foot a week. We have not received sufficient rain to bring the lake up to normal levels. The lake is 18 feet below the historical September average and is predicted to be down to 641 in the next 60 days. With the lake levels this low, our boat ramp is way out of the water and many of the boat docks are not easily accessible. The only public boat ramp that is still open is at Mansfield Dam Park.

Lake Level and Condition (continued)

Many of our neighborhood wells are dry or only flowing for a few minutes at a time. Please keep this in mind when you are watering your yard that you may be sucking the water from your neighbors well and causing it to dry up faster. We can only hope that sufficient rains will come this fall to fill the lake back up or many of us will be without water.

Update on Park Access

The LEA President would like to thank all the members who use their tags when in the park. We have had a few boat trailers without tags that were left several days in the park and a truck with a trailer full of construction debris that was parked in the park. 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 Board members so no action is taken to remove it.

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.**



Welcome New Neighbors

All new neighbors are invited to join the LEA to have use of our park, pavilion and boat launch.

We extend a warm welcome to:

Tom and Ellen Smith
21100 Mockingbird Lane (Lot No. 113)

Brendan & Julie Peyton
102 Cedar Lane (Lots 91 & 92)



LEA Web Site

www.lakewoodestatetx.org ◆

Boat Docks

The dock licensing agreement will continue in 2007 with the fee to be set at \$6 per linear foot, the same as this year. In 2007 the licensing agreement, fee and membership will be due by January 31 for the dock owners in the park. There will be a \$25 late fee assessed for payments made after that time. The 2007 licensing agreement will be sent to the dock owners of record in December along with the newsletter. ◆

LEA Newsletter

Proposed LEA Park Rules

At last year's annual meeting a group of members proposed and formed a committee to come up with basic park rules to be presented to the membership at this year's annual meeting. See the following list of park rules the committee and LEA Board are presenting.

Proposal

The purpose of these regulations is to ensure a safe and enjoyable stay for all members and visitors to our park.

1. **APPLICABILITY**

These regulations apply to the property owned and maintained by the Lakewood Estates Association, "LEA".

2. **DEFINITION OF TERMS**

The following words in these regulations have the definitions attached to them in this paragraph:

"LEA board" means the LEA board or the acting LEA board designee.

3. **OBSTRUCTION OF NAVIGATION AND WATER FLOW**

No person shall anchor any watercraft or construct or maintain any floating or fixed structure on the LEA Park that unreasonably prevents, impedes or interferes with safe navigation or access to the park by members unless approved by LEA board. No person shall construct or maintain in the LEA Park any fence or similar device for the purpose of diverting water and/or wind currents or interfere with the normal movement of water and floating debris. All floating or fixed structures of any type on the LEA Park shall be adequately marked or lighted so as not to create a safety hazard for the public as approved by LEA board.

4. **DREDGING AND FILLING**

Any excavation, discharge or fill of materials in the LEA Park shall be performed with LEA board approval.

5. **CAMPING AND PICNICKING**

- a. No person shall litter or contaminate any camping, picnic or other areas of LEA land or the LEA Park. Campers and picnickers shall collect and remove their garbage and waste from LEA land for lawful disposal.
- b. Campfires are permitted only in established fire rings or in contained camp stoves. During times of extreme fire hazard conditions, the LEA will follow the Travis County burn bans on all ground fires on all or any part of LEA land, as necessary for purposes of public health, safety and welfare. No person shall light, build or maintain a ground fire on LEA land while such a ban is in effect. No person shall at any time burn trash or deposit garbage on LEA land.
- c. All pets must be kept under their owners' direct control. In no case shall a pet be allowed to constitute a nuisance. Livestock shall not be allowed to range or graze on LEA land. No horses shall be allowed.
- d. No person shall destroy or remove from LEA land any timber, shrubs, other vegetation, rock, sand, gravel, caliche, or any other substance, material or geologic feature without LEA board approval.
- e. No person shall place, construct, erect or occupy any temporary or permanent structure for human habitation or other purposes on LEA land. This provision does not apply to the use of normal camping equipment. No camping longer than 72 hrs is allowed without LEA board approval.

- f. No person shall install or construct an electric, water, wastewater or other utility line or service upon, over or under LEA land with out LEA board approval.
- g. No person shall bring or use any glass container on LEA land.
- h. No person shall cause, create or contribute to excessive noise on LEA land between the hours of 12 am and 6 am except July 4 and Dec 31 (New Years Eve) which can go till 1 am the following day. Noise that unreasonably disturbs other visitors or residents is considered excessive. Generators and amplified music shall be turned off between the hours of 12 am and 6 am except July 4 and Dec 31 (New Years Eve) which can go till 1 am the following day.

6. **SANITATION**

No person shall dump or otherwise dispose of trash, garbage, hazardous materials, unsightly matter, junk, or other solid waste on LEA land or into the LEA Park. No person shall discharge wastewater, sewage, or effluent from holding tanks, sinks, toilets or other plumbing fixtures on LEA land or in the LEA Park.

7. **ABANDONED PROPERTY**

Abandonment of personal property on or in the LEA Park is prohibited. Personal property left unattended on or in the LEA Park for more than 24 hours with out LEA Board approval shall be considered abandoned property even if the property shows current membership tag. Abandoned property may be removed and disposed of in any manner deemed appropriate by the LEA board. LEA is not responsible for personal property left on LEA land or the LEA Park.

8. **MOTOR VEHICLES**

Except in special-use areas designated by the LEA board, all motor vehicle operation on LEA land shall be confined to designated roads and parking areas. No motor vehicle may be operated in excess of a posted speed limit.

9. **PROTECTION OF LEA PROPERTY**

No person shall damage, deface or destroy any LEA property or the private property that is licensed by the LEA, including equipment and facilities provided for outdoor recreational purposes. No person shall, in any manner, alter or remove any LEA sign, survey marker, boundary fence, cross fence, gate, cattle guard or wire gap.

10. **GROUPS**

Prior written or verbal permission shall be obtained from LEA for any organized group activity on LEA land involving 20 or more individuals. At the sole discretion of the LEA board, a particular site may be designated by LEA and reserved for any group activity.

11. **ADVERTISEMENTS**

No commercial notices, signs or advertisements shall be placed on LEA land. Private messages may be posted only in areas designated by the LEA board for such messages.

12. **WAIVER AND PERMITS**

Except when prohibited by state law, any provision of these regulations may be waived in whole or in part as deemed necessary and appropriate in the sole discretion of the LEA board. A waiver shall be evidenced by a permit or other prior written permission issued by the LEA board.

13. **VIOLATIONS**

Any person who, without the prior permission of the LEA board, knowingly or intentionally violates or fails to comply with any provision of these regulations may be barred from use of LEA land and facilities for a period of 30 days for the first offense and 60 days for any subsequent offense.

14. **VALIDITY**

If any part of these regulations should be held by a court of competent jurisdiction to be invalid or unenforceable, the validity of the remainder hereof shall not be affected. ♦

Annual Meeting

The LEA annual membership meeting will be held after the BBQ on Oct 21 and will start at 1:00pm. We highly encourage all members to attend or send your Proxy to the LEA Board so your vote can be counted. (See the Proxy form at the end of this newsletter.)

As we did last year the Board has implemented a few changes for the running of the Annual meeting based on Robert's Rules of Order Revised. We have a lot of business to cover and hope the changes will help facilitate a quick and orderly meeting so every one can get back to enjoying the weekend.

- A member wishing to speak shall raise their hand, be acknowledged by the Chairman, and then state their name.
- All motions shall be presented in writing.
- No member shall speak more than twice and no longer than two (2) minutes on the same piece of business without the consent of the majority.
- Forms for motions will be available at the meeting and on the web site for down load before the meeting:
<http://www.lakewoodstatestx.org/forms/meetingmotion.pdf>

Annual Meeting Agenda

- Proposed park rules.
- Proposed Membership fee for 2007 to be set at \$60.
- Proposed Board membership for 2007:

President	Tod Grubbs
Treasurer	Brad Harvey
Secretary	Mary Ruiz
Vice President	Jan Tollett
Vice President	Steve Rudkin
Vice President	Belinda Harvey

If you are a current LEA member and are not able to attend the 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
ANNUAL MEETING
October 21, 2006**

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 1:00pm, October 21, 2006, 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 listed and within the discretion of the proxy holders to any other matter which may legally come before the meeting.

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

Approve the Proposed park rules.

For Against Abstain

Approve the Proposed membership fee for 2007 of \$60.

For Against Abstain

Approve the Proposed members for the LEA Board for 2007.

For Against Abstain

Any other business that comes up at the Meeting

For Against Abstain

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

Dated _____, 2006

Signature _____

Printed Name _____

Title or Capacity _____