



FOURTH QUARTER 2006 NEWSLETTER

Message from LEA President, Tod Grubbs

Happy New Year!! Another year has flown by and it is now the beginning of 2007.

Our Annual Meeting/BBQ & Thurman Bend Road clean-up were a great success, with excellent turnout by our members. THANKS TO ALL who participated.

At our Annual Meeting we elected a new Board, with Marlowe MacIntyre joining. Lewis Boehm will be retiring from the LEA board after volunteering his time for more than 10 years to LEA. His input and leadership will be missed.

The membership dues have been increased to \$60 for property owners and \$30 for renters to help cover the increased cost of business. See the meeting highlights section of this newsletter for more details of the meeting.

Even with the recent rain the lake is still very low – Lake Travis is about 25.2 feet below the historic January average at 644.64 feet. We should be sitting at 669 feet this time of year. The rain just has not fallen in the Lake Travis watershed to the west. The rain that happened in December helped with ground moisture but only increased the lake by less than 1 foot. The current weather predictions for the winter and spring show it may be wetter than normal, but that was also predicted for the fall as well and it did not happen. The LEA park boat ramp has been out of the water since July and will remain that way until we get lots of rain to the west of us. If we do not get sufficient rain to our west in the watershed before the hot summer we could see the Lake drop to record low levels that have not been seen since the early 1950's. The record low for Lake Travis was set on Aug 14, 1951 at 614.18.

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

The information board was installed on Skyline and Mockingbird on the street side of the Whitehurst property. I would like to thank the Whitehurst's for letting us put this info board on their

Message from LEA President (continued)

property and a big thank you to Chip Cramer for installing it for us. If you see Chip or the Whitehurst's, please let them know how much we appreciate them. Please stop by and check out the LEA information board and news that will be posted there. If you would like to place something there, please contact Jan Tollett at 512-264-0846.

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 ♦

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. The board then worked with the dock owner and their attorney, but by late-Summer 2006 it was evident an acceptable settlement was not eminent. To protect the interests of LEA the Board filed suit on the Dock owner before the Oct meeting and announced the suit to the membership at the meeting. We are in the discovery process and gathering documentation and interrogatories with the dock owner.

The LEA Board feels it is important to protect the LEA property for the Membership. This lawsuit represents a serious threat to the Park and its use. If you enjoy the Park and want to continue to be able to enjoy and use the Park and its amenities, then please consider making a donation to help with legal fees. Contact the LEA Treasurer Brad Harvey at 512-264-2637 or mail donations to: Lakewood Estates Association, 1110 Skyline Dr., Spicewood, TX 78669. ♦

Highlights of LEA Annual Meeting (10/21/06)

- The LEA board has filed suit against a member who has claimed adverse possession of part of the park property. The membership voted to devote the dock fees to the legal costs of filing this suit, and to solicit donations for same.
- Legal fees for dock rules were discussed.
- Nine of our buoys were replaced and fixed, Thanks to Lewis Boehm.
- Members voted to continue the production of the member's directory.
- Members voted to continue with current style vehicle tags with member names written on the back.
- Discussion was held concerning selling LEA T-shirts or golf shirts to raise funds.
- Members voted to defer a decision on rental of the Port-A-Can until May. If the lake is up and the ramp is useable, a Port-A-Can will be in place from Memorial Day weekend until the October annual membership meeting. If the lake is still down we will pass on the rental.
- Park rules motion was accepted by the membership
- Lewis Boehm has resigned as board member and Treasurer, Marlowe MacIntyre was elected as a new V.P. and the rest of the board slate was re-elected with Brad Harvey assuming the duties of Treasurer.
- 2007 membership dues were set at \$60.00 for full members and \$30 for associate members.

For the complete minutes from this meeting, go to the LEA website, check the LEA Information Board, or contact LEA Secretary Mary Ruiz for a copy. ♦

2007 LEA Board Members

President	Tod Grubbs	264-0501
Secretary	Mary Ruiz	264-2246
Treasurer	Brad Harvey	264-2637
Vice President	Jan Tollett	264-0846
Vice President	Belinda Harvey	264-2637
Vice President	Steve Rudkin	264-1197
Vice President	Marlowe MacIntyre	799-0104 (cell)

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.lakewoodstatedtx.org. ♦

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. 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 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 2007 are in and will be delivered with receipt of membership dues. This year's tags will have the name of the member written on the tags. **In order to use the LEA Park you must be a current LEA member.** ♦

Once a member has paid the yearly LEA dues they will get the new tags (3).

Enforcement (non-compliance):

1. When a vehicle is found in the LEA Park without an ID tag, a warning note will be placed on the vehicle asking the owner to leave or show proof of membership in LEA.
2. In the quarterly newsletter to the members the LEA Board will publish a reminder to members that if they see a vehicle in the LEA Park without an ID tag they can report it to a LEA Board member to take action and to 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 \$5 each, with a limit of 5. There is a place on the membership form (attached) to indicate the number of additional tags needed. It was decided to limit the number of extra tags because of past abuse. We had several members who purchased several extra tags and then gave out the tags to other property owners who did not want to join LEA but wanted to use the park.

If you need an exemption 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. ♦

Welcome New Neighbors

We have had a few 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:

- Denise Daniel
21001 Cedar Ln (Lot 106)
- Timothy Ginter
20911 Cedar Ln (Lot 105)
- Jerome & Deborah Rugen
20907 Cedar Ln (Lot 104)

LEA Membership Dues

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

Dues amounts have increased this year due to increased cost. Membership entitles you to use the park and its amenities (non-members do NOT have use of the park). Full membership also allows property owners to vote at the LEA meetings.

\$60 - LEA full owner membership per property, 1 vote

\$30 - 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 \$180; Joe gets 3 votes. Sue owns 3 lots and purchases 1 full membership and 2 associate memberships for her renters, at a cost of \$120. Sue gets 1 vote and the renters get none.

Membership dues for 2007 are due as of January 1st. Residents can join throughout the year, but dues are not prorated. So join now to get the most bang for your buck!

Just detach the 2007 LEA membership form, on the last page of this newsletter [it can also be found on the LEA website under Association, Forms], 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. ◆

Newsletter by Email

If you would prefer to receive electronic copies of this newsletter and help cut printing/ mailing costs, please select the appropriate box on the membership form when returning your dues. (And be sure to provide your email address.) ◆

Detach this page, fill it out, and mail with your check to:

LEA
1110 Skyline Drive
Spicewood, TX 78669

2007 Lakewood Estates Association Membership & Fees:

Item	Cost	Quantity	Item Total
Full Owner Membership (comes with 3 LEA Park tags)	\$60 each		
Associate Membership (renter / leaser) (comes with 3 LEA Park tags)	\$30 each		
Extra Park Tags Needed (limit of 5)	\$5 each		
2007 Dock Assessment (if applicable)			
Donation to LEA (we have a very slim budget, so all donations are very welcome!)			
Total Amount Enclosed:			

Member Name(s): _____

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

Check below if you are willing to receive LEA Newsletters & communications by email.

Yes, I want to save reduce LEA expenses by receiving LEA communications by email:

Please fill in the following contact information (it will appear this way in the LEA Directory):

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

Check below if you do NOT wish to have your information published in the LEA Directory.

Opt Out of Directory:

Optional - Additional Info to be Published in LEA Directory

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

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

