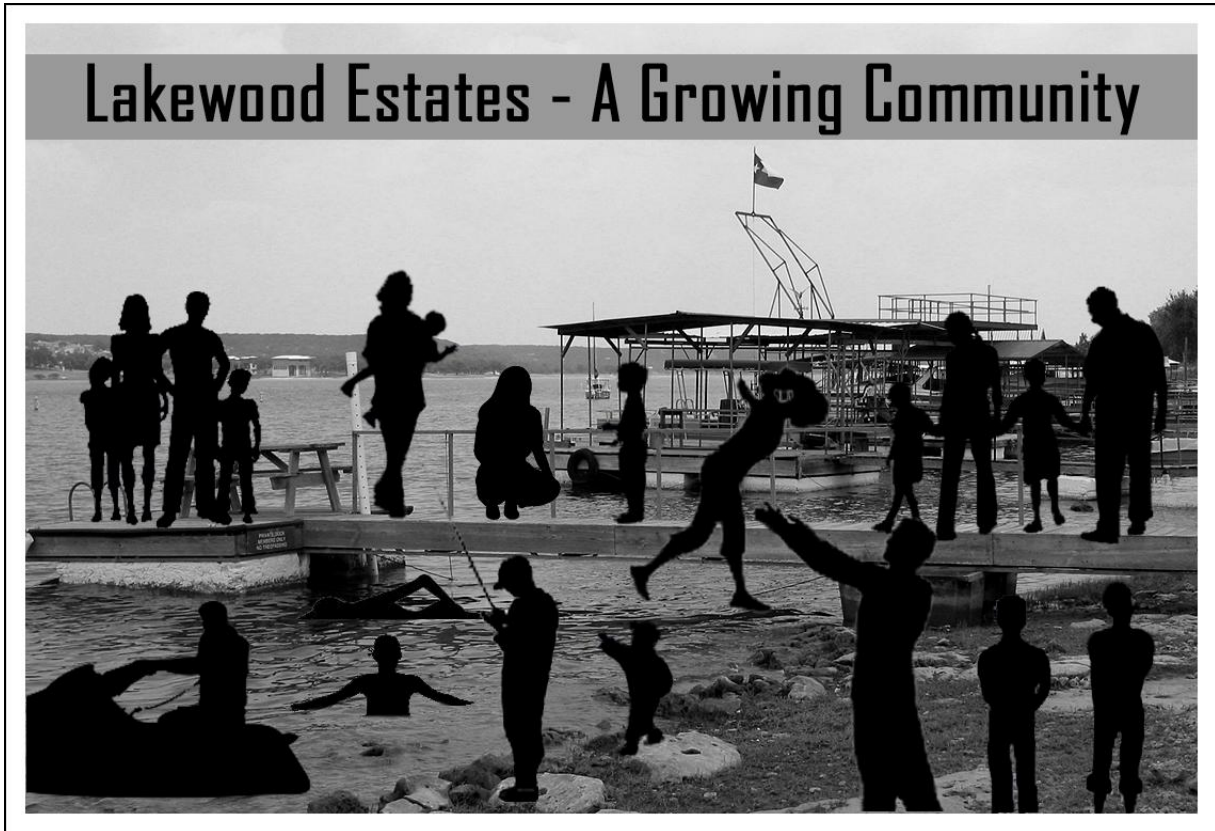


# Lakewood Estates Association

Newsletter

[www.lakewoodestates.tx.org](http://www.lakewoodestates.tx.org)

3<sup>rd</sup> Qtr 2007



LEA  
1110 Skyline Drive  
Spicewood, TX 78669

## Semi-Annual Roadside Cleanup, BBQ & Annual Membership Meeting

You can't tell Fall is here by the temperatures but at least the lake is full. It is time again for the annual Roadside Clean-up of Thurman Bend. The cleanup and BBQ will be Saturday October 20<sup>th</sup> 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 sign-up 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. (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.

## 2007 LEA Board Members

President	Tod Grubbs	264-0501
Treasurer	Brad Harvey	264-2673
Secretary	Mary Ruiz	264-2246
Vice President	Jan Tollett	264-0846
Vice President	Belinda Harvey	264-2637
Vice President	Steve Rudkin	264-1197
Vice President	Marlowe MacIntyre	799-0104

## Lake Level and Condition

The Lake is still full after a summer of record rains to the west and major flooding. The Lake is finally down to full, 681, again after being into the flood pool for most of the summer. Some of our neighbors are still cleaning up and recovering from the flood.

## Lake Level and Condition (Continued)

A huge thank you goes to all of the volunteers who helped with moving tables multiple times, adjusting and fixing the member dock, mowing the grass, trimming the trees and hauling off the trash after the floods!

## Update on Park Access

The LEA Board would like to thank all the members who use their tags when 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.

## LEA Web Site

[www.lakewoodestates.org](http://www.lakewoodestates.org)

## Boat Docks

The dock licensing agreement will continue in 2008 with the fee to be set at \$10 per linear foot. In 2008 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 2008 licensing agreement will be sent to the dock owners of record in December along with the newsletter.

## Newsletter Sponsors

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The LEA President went through a huge pile of old LEA documents for the lawsuit and found the following article, published in a copy of the LEA newsletter from 1995 by one of the previous LEA presidents. It talks about the long history of our neighborhood. We have many new residents and thought it would be good to reprint this article on the history of our association and neighborhood.

## **A Brief History of Lakewood Estates**

By Charles R. Brown

In early 1948 Joe T. Gibbs (Sr.) acquired the property we now know as Lakewood Estates. In early June of that year he began to advertise the property for sale. He recorded the plat of the subdivision June 1, 1948 and a set of restrictions on June 14, 1948.

One Sunday in mid June 1948 he picked my wife and me up in Houston and brought us to see the property. It sure wasn't much to look at. The streets were little more than bulldozer grading. Some of the hills were much steeper than today. The trail off Thurman Bend had a cedar pole entrance decoration. He told me it was to be a rustic area, with some restrictions, and only 6 lots were reserved as commercial use. They, by today's standards, were not very good restrictions. The park area was reserved for all the property owners.

He told us he thought the view from lot 120 was the best in the subdivision. We returned to Houston and bought lot 120 June 25, 1948, his first sale in his subdivision. He also granted us the privilege of camping on a waterfront lot he was reserving for himself. In the early days we didn't take many trips to the lot, and many times we wondered if we were lost as all the old landmarks seemed to change or disappear.

In 1951 Joe Gibbs (Sr.) made arrangements to get Pedernales to bring in electricity. In my review I have not been able to determine when the first house was built in the subdivision, but would assume it was shortly after electricity was installed. If you have any additional information about this time please write us.

Sometime around 1960, there were several owners in the subdivision who either lived here or visited frequently and they decided to put in a boat launching ramp. Funds were solicited from property owners. It was then understood that only those who contributed to the construction would be allowed to use the ramp. Although I lived in Houston and might only get up once a year I contributed the requested \$15.00.

The first record of the Lakewood Property Owners Protective Association shows up in 1969. It indicates 14 owners as members. Part of the low number of members might be a lack of information on the owners' addresses. The number of members jumped to 28 in 1972, and remained more or less steady until 1977 when 12 new names, appeared on the list. There seems to have been a concerted effort by someone to locate the property owners. Obviously as owners sold, their names disappeared from the list.

Joe Gibbs Sr. died in 1971, a resident of Travis County. He still owned 51 lots, nearly one third of the subdivision. The restrictions were written to expire in June 1973. Perhaps partially due to Mr. Gibbs death, at a critical time, no action was taken to renew or extend them. His wife, Claire Lawson Gibbs, was his beneficiary and she died in late 1982 or early 1983. She had sold all of the remaining lots in Lakewood Estates.

The first documents in the Minutes folder are dated May 31, 1982. They show 19 owners (includes husband and wife as one owner). Business discussed included signs prohibiting use of the park by persons other than members, and problems related to loss of deed restrictions. In July 1983, the membership adopted doubling the membership dues to \$10.00 annually, and a membership drive to improve owner/member ratio. In October 1983 a meeting was held, after a covered dish lunch, the members approved improvement on the ramp. Dr. Gibbs (Jr.) gave a brief talk to support his position of ownership of Park. (After much study on the matter I now think he thought we were an easy touch for 10 or 15 thousand dollars).

After subsequent meetings with lawyers, the members decided to take the matter to court; and then for some unknown reason apparently did not. Most of the meetings continued to reflect problems with outsiders using park, docks, and the legal status of park.

It was brought up that our Articles of Association would expire and we needed to revise and update them. Then at a later meeting, it was decided that it would be much better to incorporate the Association to prevent liability to all owners of property in the subdivision.

It is interesting to note that the quality of new homes has been greatly increasing, as time goes by, and that more and more of the houses are full-time residences. Both of these have contributed to an increase in your property values and the desirability of others to buy and live in Lakewood Estates.

## **Information from the 'Steering Committee for Thurman Bend'**

In May of this year we were asked to participate in a community Steering Committee (SC) with the other communities on Thurman Bend to discuss and assess the threat of annexation by Lakeway and review options. Tod Grubbs and Chip Cramer are representing Lakewood Estates on the Steering Committee.

Possible options include incorporation into a village, working with Briarcliff or Lago Vista to be part of their city ETJ with a long term agreement to not annex us and not trade the ETJ with Lakeway, or do nothing. The SC group has met several times this summer and has made great progress in gathering the needed information and vetting possible options. There are 2 sub-committees that are currently working on gathering information and will be summarizing the info and reporting back to the SC over the next several weeks.

The SC has requested all 8 neighborhoods that are part of the proposed village to help fund the legal research. Each group has been requested to donate \$300 to the SC to fund the legal research. Due to the limited funds this year and the expense of the lawsuit, LEA is the only group that has not donated. After discussion with the SC it was determined that the Legal Committee has sufficient funds to conduct the needed research.

We will have a representative from the SC at our membership meeting to discuss what the SC is doing and answer questions.

The meeting minutes from the last two Steering Committee meetings are on the LEA web site and in the LEA information box at the top of Skyline Drive for everyone to read.

## Status of Legal Matters

On November 18, 2005 the LEA Board received notification that an association member (dock owner) was 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 began trying to work with the dock owner for a settlement; but by midsummer 2006 it was evident an agreement would not be reached.

To protect the interests of LEA the Board filed suit on the dock owner shortly before the October 2006 LEA Membership Meeting, and announced the suit to the membership at that meeting.

The suit is ongoing and LEA is getting ready for proceeding to court during the week of Dec 17<sup>th</sup>. The LEA Board attended a mandatory mediation in April in a good faith effort to settle this issue. No settlement was reached and we are moving on to court. The defendant has requested two continuances for court dates that were granted by the judge. The original date was week of July 16<sup>th</sup>, it was moved to week of Oct 17<sup>th</sup>, and is now scheduled for week of Dec 17<sup>th</sup>.

The Board called a special membership meeting on June 2, 2007 to discuss the status of the case and get approval for LEA to acquire a loan to pay for litigation costs that go above the sum of generous donations made by members.

The LEA Board members feel it is extremely important to protect the LEA property and its future use for the membership, but it will cost money to take this to court. We are looking for donations to assist with the cost of protecting the LEA property for the membership. The more donations we receive, the less we have to borrow. If you are willing to donate to the LEA legal fund, please contact LEA Treasurer Brad Harvey at 512-264-2637,

or mail donations to:

Lakewood Estates Association  
Legal Fund  
1110 Skyline Drive  
Spicewood, TX 78669

## 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 download before the meeting:  
<http://www.lakewoodestatestx.org/forms/meetingmotion.pdf>

## Annual Meeting Agenda

- Review previous meeting minutes
- Review treasury report
- Review old business
- Review new business and proposed motions
- **Vote on Motion that Membership fee for 2008 be set at \$75**
- **Vote on Proposed Board membership for 2008:**

Tod Grubbs  
Brad Harvey  
Mary Ruiz  
Jan Tollett  
Steve Rudkin  
Marlowe MacIntyre

- Any Motions from the floor
- Any other information or announcements
- Adjourn

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**  
**LAKWOOD ESTATES ASSOCIATION**  
**ANNUAL MEETING**  
**October 20, 2007**

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 20, 2007, 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 LEA membership fee for 2008 of \$75.

For                      Against                      Abstain

Approve the Proposed members for the LEA Board for 2008.

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 \_\_\_\_\_, 2007

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title or Capacity \_\_\_\_\_