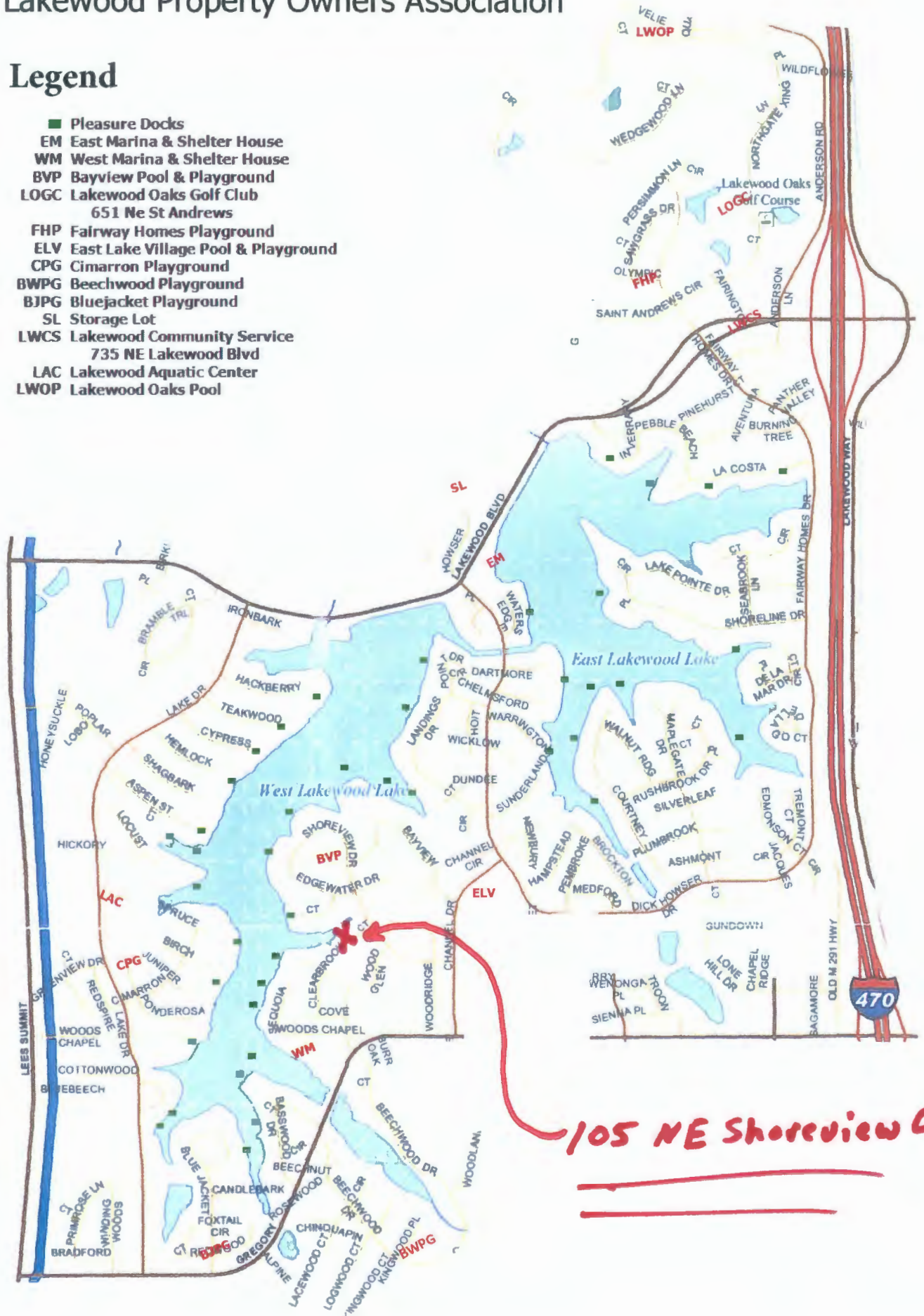


# Lakewood Property Owners Association

## Legend

- Pleasure Docks
- EM East Marina & Shelter House
- WM West Marina & Shelter House
- BVP Bayview Pool & Playground
- LOGC Lakewood Oaks Golf Club  
651 Ne St Andrews
- FHP Fairway Homes Playground
- ELV East Lake Village Pool & Playground
- CPG Cimarron Playground
- BWPG Beechwood Playground
- BJPG Bluejacket Playground
- SL Storage Lot
- LWCS Lakewood Community Service  
735 NE Lakewood Blvd
- LAC Lakewood Aquatic Center
- LWOP Lakewood Oaks Pool



105 NE Shoreview Ct.

### What do our Homes Association dues cover?

Lakewood has seven tennis courts and five of the courts are lighted. Two lighted volleyball courts, one swimming beach, two boat ramps, 364 boat racks (for sail boats, fishing boats, canoes), six playgrounds, four (baseball, softball, soccer & football) athletic fields, two-basketball courts with one lighted court. There are four swimming pools, two boat marinas with a total of 404 slips, over 80 pleasure docks, two courtesy docks, picnic tables, and two pontoon rental boats. An Administrative Building located at 651 NE St. Andrews Circle. A Storage lot with 96 slots. Two lakes totaling a surface area of 365 acres. Two dams on the East and West Lake. Common Grounds spread over the 2,000 acres of the Lakewood Community, general lake maintenance, and snow and ice removal on all streets except Lake Drive, Lakewood Blvd., Dick Howser Drive, Gregory, Channel Drive, Northgate Crossing and Beechwood which are city streets. Neighborhood patrolled 24/7 by the Community Service Personnel.

### How much are the monthly Homes Association dues?

Monthly dues are \$141.25 per month. Additional fees may be added for parcels depending upon your particular area. A statement will be mailed out the first week of each month for your monthly dues and any other charges you have assessed. The monthly dues are due on the first of each month but are not considered delinquent until the 29th of each month. Loss of amenity privilege occurs when a resident is 60 days delinquent. Residents are allowed to charge boat stickers, snack bar and restaurant charges to their account. Any miscellaneous charge of \$3.00 or more will be billed to you on a monthly basis. This will be explained in detail when the New Member packet is completed.

### How can I sign up for ACH?

ACH stands for Automatic Clearing House. ACH allows you the freedom from writing a check each month for your monthly dues and miscellaneous charges to your Homes Association account. A statement is sent to you as a courtesy for all miscellaneous charges made to your account. Forms for ACH are available in the office or you can download it [here](#). For further information, please contact Machel Seiler at 816.373.4326.

### How do I get a Lakewood I.D.?

If you are a new resident to Lakewood drop by the Administrative Office located at 651 NE St. Andrews Circle, Monday through Friday from 8:30 a.m. until 4:30 p.m. or after 5:00 p.m. by appointment ONLY. Plan to spend about 20 to 30 minutes. Bring with you a copy of your settlement statement. You will be asked to fill out a confidential form, information for the Lakewood Directory, and sign up on the Boat Slip Waiting List. The Receptionist will present to you the Lakewood New Member Packet and will go over important information answering any question you may have. Lakewood I.D.'s will be issued at that time. For those residents who need to renew their I.D. cards or have misplaced the I.D. card may do so Monday through Friday from 8:30 a.m. until 4:30



p.m. and after 5:00 p.m. by appointment ONLY. Please be aware that any child living in the home who is 21 years of age or older will be expected to present a drivers license showing the Lakewood property address as their place of residence. Any child 18 years or older is considered an adult and has full charging privileges. All dependents must be listed as an occupant in the home before I.D.'s will be issued. Lakewood I.D.'s are \$5.00 per card for all lost I.D. cards and cards that are renewed. Lakewood I.D. cards renew for ALL children 20 years of age and younger January 1, 2015. The I.D. cards are good for two years.

#### What size of boat is allowed on Lakewood lakes?

2.030 Limitations on Size and Horse Power—(a) No watercraft shall exceed 26 feet in length unless exempted and approved before July 1, 1978 and continuously registered. This includes pulpits, planks, transoms, and all extensions from the bow and stern, including the motor in the down position, whether part of the hull design or permanently attached to the watercraft. (b) Horsepower on motors may not exceed a watercraft's manufactured specifications.

**\*\*The lake is considered a "no wake" lake.**

#### What is the time line for a boat slip?

There is approximately a 15-year waiting list for a boat slip. The boat slips are located at the East (corner of Lake Drive and Dick Howser) and West Marinas (corner of Gregory and Woods Chapel). We suggest that you sign up regardless of whether or not you have a desire to own a boat. Should your name come up on the list, and you still have no desire for that slip, you may decline the slip. Nancy handles all issues relating to boat slips. She will be happy to help you anytime Monday thru Friday from 8:30 a.m. until 5 p.m. You can contact her via [email](#) or call her at 816.373.4326. In the meantime, the LPOA has two Pontoon rental boats that are available for use by our property owners. The boat rental is \$45.00 per hour Friday – Sunday, \$25.00 per hour Monday – Thursday (except holidays). The rental boats may be rented in 2-hour blocks Monday thru Thursday and 4 hour blocks Friday thru Sunday. On all holidays the boats are rented in 4-hour blocks for \$55/hour. If you are interested in renting one of these boats just contact the LPOA office. All associated charges are placed on your account. A copy of the signed contract will be given to you for your records.

#### Is there a waiting list for the storage lot?

There are a total of 96 slots available for lease in the storage lot. The fee for the storage lot is \$185.00 for six months or \$308.00 for a full-year. Placement in the storage lot is dependent upon the size of the available slot and the item to be stored. For information or to put on the waiting list for the storage lot, please contact Steve Hancock at 816.373.4343.

#### When do I need to submit an ARB/ARC Application?

Any alteration that changes the current condition of the outside of your home or yard including but not limited to planting or removing trees, putting in landscape lighting, changing the paint color of your home, replacing your deck requires ARB/ARC approval before starting your project. The ARB/ARC meets twice a month. Deadline dates are always on the first and third Mondays of each month with the actual meeting dates on the second and fourth Tuesdays of each month. Schedules are published in the Ripples and appear on the calendar on the web page. Sean is available to answer questions Monday through Friday from 8:00 a.m. until 4:00 p.m. and can be reached by calling 816.373.4326 or by email at [sean@lpoa.com](mailto:sean@lpoa.com). Forms are available in the office or on the website [here](#). The ARB/ARC consists of volunteers who are residents of the community. The primary function of the ARB/ARC is to work toward keeping property values up by enforcing guidelines that promote continuity and consistency within the Lakewood community.

### [Is the Lakewood Oaks Golf Club associated with Lakewood?](#)

Lakewood acquired the Lakewood Oaks Golf Club on July 1, 2007. However, the Lakewood Oaks Golf Club will still remain a private club. If you are interested in joining the Golf Club you may call Lakewood Oaks at 816.373.2505 and they can give you more details regarding membership. LPOA members are encouraged to dine at St. Andrews Pub and The Argyle. The Golf Club is on a charge basis only. Payment for your meal may be made on your Master Card/Visa card or you may place your meal on your LPOA Homes Association Account.

### [How do I reserve the athletic fields?](#)

The athletic fields are for use by LPOA members by reservation only. Members may call to reserve a field and time by contacting Tim Martineau ([Tim@lpoa.com](mailto:Tim@lpoa.com)) Monday through Friday from 8:30 a.m. until 5:00 p.m. by calling 816.373.4326. There is no fee for the use of the fields.

### [Who should I call to report a disturbance or vandalism?](#)

LPOA amenities and neighborhoods are patrolled 24/7 by our Community Service Personnel. They can be reached at 816.373.1500, 24 hours a day. Our staff assists in making our community safe for residents and property owners by observing and reporting disturbances on LPOA Common Ground, suspicious activity, unfamiliar vehicles and making hourly house checks for residents on vacation. Lakewood is considered one of the lowest crime rate areas in the metropolitan Kansas City area. The Lakewood Community Service personnel works closely with the Lee's Summit Police Department. Please contact the Lee's Summit Police Department before contacting the Lakewood Community Services if you see or would like to report any suspicious or unsafe behavior.

### [Does Lakewood have a car decal?](#)



Lakewood provides car decals that should be placed on the driver side of your back window or bumper. This helps our Community Service Department identify you as a property owner. The decal will not deface your car window as they are made of a static cling material. Bumper stickers are also available upon request.

### Where are the pools located?

There are three pools in Lakewood Aquatic Center (4105 NW Lake Drive), East Lake (corner of Dick Howser and Channel), and the Oaks (Northgate Crossing). You may use the pool of your choice. The Aquatic Center has a snack bar, and East Lake pool has candy bars, water and other snacks available for purchase. You are welcome to bring guests with you to the pools with the purchase of a pool guests pass. We have a \$32.50 pass for 5 guests and a \$65.00 pass for 10 guests. Passes do not expire and may be purchased at the Administrative Office or the Snack Bar. The pools will open Memorial Day weekend.

### Is there a directory published for Lakewood residents?

As a courtesy to our residents, Lakewood has a resident phone directory published online and consistently updated. **It is for your personal use ONLY.** Every effort is made to protect our residents from their information being used for commercial purposes. If you would like to be listed in this directory, you will need to complete the directory form that is a part of the New Member packet. The information will then be provided to our directory publicists.

### Does Lakewood have a newsletter or web site?

The Ripples is the Association monthly newsletter. It is the primary form of communication between the LPOA Board and its members and contains news of special events, committees, restaurant specials, actions of the Board of Directors, and informative articles. A copy will be mailed to your home around the first of each month. Our web site address is [www.lpoa.com](http://www.lpoa.com). The site has current information relating to Lakewood activities and news. Frequently used forms may be accessed from this site as well as a map, monthly activities calendar, Rules and Regulations, Use Restrictions, and ARB/ARC Guidelines. The site is updated regularly. The site will always have the most recent information posted and is an excellent way to stay informed. If you would like to have notices sent to you via the internet please call the office (816.373.4326) or email Tim Martineau with your email address at [Tim@lpoa.com](mailto:Tim@lpoa.com).

### How can I become involved in my community?

Lakewood has numerous committees and social events for the resident who is interested in becoming an active Lakewood participant. An committee interest form is included in the New Member packet and should be filled out and turned into Sean Bachtel. Monthly activities are published in the Ripples and on our web site. Your participation is greatly appreciated and very much welcomed.

## Lakewood Clubs & Committees

### Administrative:

- A. Alterations Review (ARB/ARC)
- B. Appeals
- C. Executive Committee
- D. Election Committee

### Standing Advisory:

- A. Insurance Committee
- B. Finance Committee
- C. Facilities Development Committee
- D. Activities Committee
- E. Lake Use Committee
- F. Construction Materials Standards Committee
- G. Food and Beverage Committee

### Clubs:

- A. Garden Club
- B. Mom's Club
- C. Tennis Club
- D. Sailing Club
- E. Stitchers
- F. Swim Club (Teams)
- G. Welcome Team

## NOTICE!!

### Effective MAY 1, 2001

#### Change In Policy For Temporary Identification Cards

An LPOA member's relative who resides in Lakewood on a temporary basis (2 weeks or more) may be issued a temporary picture identification card upon application by and authorization of the lot owner or multi-family unit owner. These "Temporary I.D. Cards" will contain an expiration date, not to exceed thirty (30) days from the date of issue, and will be identified with "TEMPORARY" printed on the card. LPOA members will be limited to three (3) temporary cards at any one time and any exception must be requested in writing to and approved by the Executive Committee. Holders of temporary resident I.D. cards will not be permitted charging privileges or to bring guests. A fee of \$46.00 will be charged for each temporary resident I.D. card issued.

## ASSOCIATION INFORMATION

Type: Property Owners Association  
Use: Permanent Residential  
Date first unit sold: 1972  
No. Units: Single family = 2200 Condos/Townhomes = 191  
Management: On-site management  
Size of Board: 9 members  
Frequency of meetings: Monthly

## TOPOGRAPHICAL FEATURES

Acres: 2,200  
Environment: Wooded  
Lakes: Two – total surface area = 365 acres  
Dams – Two (East & West)

## ASSOCIATION SERVICES

- Architectural control - Lake maintenance
- CC&R enforcement - Common ground & landscape maintenance
- Accounting - Snow/ice removal
- Front desk reception - Newsletter & Web site
- Patrol: Hired employees.
- Gated Community: No
- Fire Department: City of Lee's Summit
- Police: City of Lee's Summit

## PRIMARY RECREATIONAL FACILITIES

- Common areas total approximately 300 acres
- Tennis courts: 7 (5 lighted) - Basketball courts: 1 (lighted)
- Volleyball courts (sand): 2 lighted - Swimming pools: 3
- Swim beach: 1 - Boat marinas: 2 with over 400 slips
- Boat ramps: 2 - Pleasure docks: Over 50
- Total playgrounds: 3 - Rental pontoon boats: 2
- Baseball fields (practice): 3 - Soccer fields (practice): 3
- Picnic Shelters: 4 (East & West Marinas, Fairway Homes Playground, Aquatic Center and ELV Recreation Area)
- Boat racks (for sail boats, fishing boats, canoes, paddle boats): 79 racks with over 400 spaces
- 23-Acres --- location of multi-purpose athletic fields



- (baseball, softball, soccer, football)  
- Boat storage lot with over 90 spaces

#### OTHER FACILITIES

- Clubhouses: 1 - Administrative Offices: 1
- Snack Bar/Deli: 1 - Restaurant (at Lakewood Oaks Clubhouse)
- Maintenance Barn: 1
- Lakewood Oaks Golf Club (LPOA members are automatically social members with golfing privileges six times each year and also may join the club as a private member. However this facility is budgeted separately from LPOA and is funded by golf club dues)

Office Hours: Monday – Friday 8:30 a.m. - 5:00 p.m.

Office Phone Number: 816.373.4326

Community Services Number: 816.373.1500

Email: [admin@lpoa.com](mailto:admin@lpoa.com)