

THE VOICE OF THE VILLAGE

October

2017

Magic
is believing in
YOURSELF

If you can do that

YOU CAN MAKE

anything
happen.



Important Phone Numbers

LWV Patrol: (772)559-8299

LWV After Hours 772-913-5303

Office: (772) 567-4358

Website: www.LakewoodVillageVeroBeach.com

PRESIDENT'S MESSAGE

Well, Lakewood Village made it through another hurricane! Yes, we had some damage to some of our homes, but all of our residents made it through the storm! I simply want to thank our Park Manager, her staff and the many resident volunteers for going over and above the call of duty to keep our residents safe from harm. The clubhouse was converted to a temporary shelter and 95% of the people were helpful and thankful for the opportunity to have a safer place to go, other than their homes. As usual, you had a few that brought nothing and basically contributed nothing. However, the staff and volunteers worked through that and were just amazing. I am so thankful that no one was hurt and the staff and volunteers performed flawlessly! If you get the opportunity, reach out and thank them, they deserve it!

Also, a lot of the residents have stepped up to the plate to help their fellow residents repair the damage to their homes and clean up the debris around the park. A huge **THANK YOU** goes out to them.

This is why Lakewood Village is such a wonderful place to live. We should be thankful for the people and our blessings.

Sincerely,

Charles M. Bailey, President

TREASURER'S MESSAGE

The hurricane not only impacted our homes and neighborhood, it also impacted the time-line of the mortgage settlement. We (LWV) have been moved back for the closing to mid-October.

At the last board meeting I presented LWV's financial status for the month of August. Our balance net income is still on the positive side but the September hurricane will have a negative impact on these numbers.

Next month we should be able to celebrate our new mortgage and all the positive things that accompany it.

Treasurer, John Gallagher

MANAGER'S MESSAGE

We have all survived the hurricane and are now moving forward with clean-up. A HUGE THANK YOU to each of you that took your time and energy to help your neighbors. That is the definition of true community!! Please be patient with us as the clean-up process is taking more time than anticipated, due to Waste Management sub-contracting the pick-up of the debris.

The RV sites are being rented. We have our first rental that has been scheduled for January 2018. We are looking forward to many other spots being rented between now and December.

A new lock has been purchased and as of October 1, 2017 anyone that has property in the compound must come in to get a new key and re-register your property.

PROCESS FOR SELLING YOUR HOME

1. An Intent to Sell must be filled out.
2. The ARC committee will do a review of the property and notify the homeowner of anything that needs to be done before selling the property.
3. Any perspective buyer must come to the office and fill out the application for residency. There is a \$50.00 fee per adult. Part of the application is the credit history and criminal background check, which is done by the office, prior to purchasing the home. The prospective new residents must be approved by the interview committee and the BOD.
4. The title to the mobile home should be transferred immediately to the new owner once approved and the closing is complete.
5. If a share is involved in the purchase the Atlantic Coastal does the closing.

THE SNACK SHACK IS OPEN FOR BUSINESS EVERY SATURDAY 11AM-2PM. THEY SERVE HOT DOGS, CHIPS, SNACKS, AND FREEZER POPS. COME BY THE CLUBHOUSE AND SAY HELLO!!!!!! VOLUNTEERS ARE NEEDED TO KEEP THIS GOING!!!!!!!!!!!!!! THE MONEY GOES TOWARDS THE CHILDREN'S ACTIVITIES.

FOUR LEGGED PETS

ALL FOUR -LEGGED PETS OVER THE AGE OF 4 MONTHS MUST BE LICENSED. IT IS UNLAWFUL TO ALLOW PETS TO RUN AT LARGE (OFF THE PROPERTY OF THE OWNER) THIS INCLUDES ALL DOGS AND CATS, KEEPING A HABITUALLY LOUD BARKING, YELPING OR HOWLING DOMESTIC PET IS UNLAWFUL. THE FLORIDA STATUTE ALOWS THE PARK TO FINE UP TO \$100.00 PER VIOLATION



Coffee hour is on Tuesdays at 9am

- Please do not feed the Feral cats or other wildlife around the neighborhood.
- We would like to remind everyone to look at their home and home site to ensure that it looks the best it could possibly look. We would like everyone to be proud of where they live and have their family and friends envy our Community.
- We love our 4-legged residents, but ask that when you are walking them around the community or in the dog park to please pick up after them so that other residents and their pets may enjoy the same right. **Also, please do your best to avoid your dog from using a resident's yard. Although you may pick up after the dog there is usually something left behind.**



ATTENTION

- Please remember to turn in your return and departure forms so your mail can reach you properly.
- **DO NOT** park on the grass. Violation tickets are being issued. Cars and trucks with be towed away after the second violation.
- Please remember to be considerate to your neighbors and supervise your children when they are playing outside.
- Remember to have your car decal on your vehicle to avoid being towed away.



Resident Owned Manufactured Home Association

1455 90th Ave, Vero Beach, FL 32966

(772) 567-4358 Fax (772) 770-2527

E-mail lakewoodvillageoffice@gmail.com

Website www.Lakewoodvillagevero beach.com

Hurricane Irma Shelter Feedback

To all those who attended the shelter during hurricane Irma; we are glad to announce that we survived one more hurricane in our clubhouse with minimal damages. ☺

These rules will be implemented for any future emergencies/hurricanes etc.

Rules & Regulations

- You must bring your own Food & Drinks
- You must bring your own cooler & ice to store your own items
- You must bring your own paper goods/toiletries
- You must bring you own air mattress, pillows, sheets etc.
- Quiet time will be enforced from 11pm-6am
- ALL pets MUST be in a crate and placed on the stage.
- All children/teenagers must be kept by your side AT ALL TIMES
- There will be designated smoking times enforced. (times will be given to you the day you come)
- EVERYONE must sign up for a cleanup duty or chore. Ex: bathroom, mopping, sweeping, trash etc.
- The kitchen will NOT be available to anyone.
- ONLY medicine or emergency items will be stored for you in the fridge & must be given to a staff member to put away for you or give it to you when you need it.
- The outside bathrooms will not be available during quiet time or when the hurricane winds start picking up.
- Food or drinks will no longer be provided during the stay.

When you come in you will be instructed to sign then and receive a copy of these rules. You MUST abide by them. Those who fail to do so will be banned and will no longer be allowed to come here for shelter during a hurricane/emergency etc.

We at Lakewood Village pride ourselves in being a community that helps each other, but when some people do not cooperate, unfortunately, we have to enforce boundaries and rules.

We are glad that we made it safe through Irma. Thanks again for being a resident at Lakewood Village.

Social Club News

The Social Club meeting will be on October 3, 2017 at 7 pm. We will be planning for the Halloween festivities along with Thanksgiving and Christmas. We could use your help and input so please consider attending!! Thank you to all of you that helped during the hurricane!!

Sincerely,

Your Social Committee

Renie

617-852-4815

Connie

317-828-1559

Kim

603-396-3376

Jo

419-340-4204

Peggy

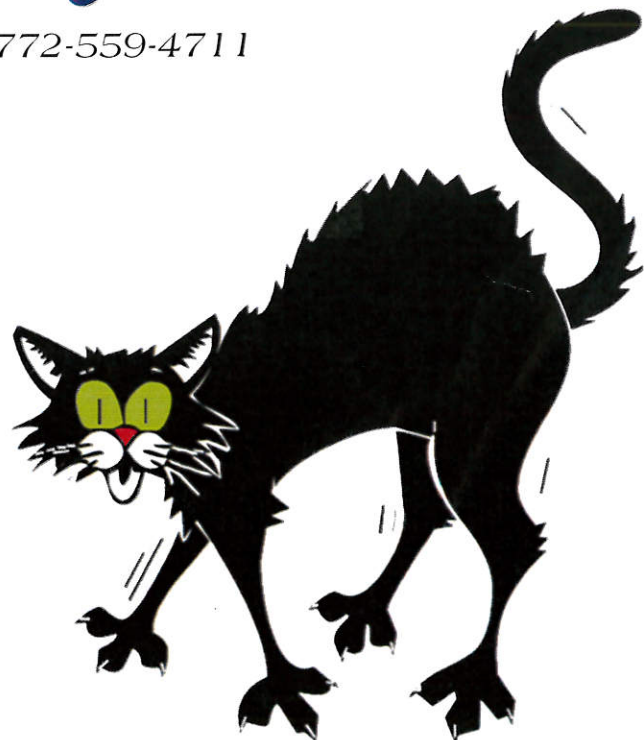
772-226-7003

Donna

772-501-3601

Agnes

772-559-4711





Home Inspections

Please take a good look at and around your home. Inspection letters have been sent to many residents. Most do comply with what action is needed to maintain their home. Unfortunately, we also have some residents who choose not to comply with the rules and regulations when it comes to maintaining their home. Please be advised that we **ARE** taking a stronger stance on the inspections; from this point forward if you do not comply with the letter received or contact the office your file **WILL BE** sent to the attorney for eviction or foreclosure for non-compliance. If the home needs to be weeded or pressure washed and this is not completed then it will be done by the Association and the fees will be passed on to the resident. If the fees aren't paid, the amount will be sent to attorney for non-payment.

We all wish to live in a beautiful maintained Community that you can be proud to call home. The Board of Directors is also looking at eventually bringing new homes into the Community to try and fill the many vacant lots we have, but when houses are left a mess and not maintained; it makes that task much harder to achieve. People want to live in a Community where residents take pride in the way their home looks. The better your home looks the easier it is for our future residents to say "Yes! This is a beautiful Community I would love to live in". If Lakewood Village is able to bring in new homes and fill some of the vacant lots this will allow us to generate more income which in turn for the residents means you are less likely to be given a rent increase. Thank you for keeping Lakewood Village Beautiful!!



October 2017



SUNDAY

MONDAY















TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

1	2	3 Coffee Hour @9am  Social Club Meeting @ 7pm 	4 Get Fit!!!! Tone & Stretch @2:30  Office closed at 1pm	5	6	7 Texas Holdem Poker @ 11  Snack shack 11-2
8	9	10 Coffee Hour @9am 	11 Get Fit!!!! Tone & Stretch @2:30  Office closed at 1pm	12	13	14 Snack shack 11-2
15	16	17 Coffee Hour @9am 	18 Get Fit!!!! Tone & Stretch @2:30  Office closed at 1pm	19 Board Of Directors @ 2pm  MEETING	20	21 Texas Holdem Poker @ 11  Snack shack 11-2
22	23	24 Coffee Hour @9am 	25 Get Fit!!!! Tone & Stretch @2:30  Office closed at 1pm	26	27	28 Snack shack 11-2 Adult Halloween Party & Spaghetti Dinner 
29	30	31 Coffee Hour @9am  Happy Halloween				