

Thanksgiving
Day comes by
statue, once a
year; to the
honest man it
comes as
frequently
as the *heart*
of gratitude
will allow.

The Voice
Of The Village
November
2017



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

Happy Fall everyone! I hope you are enjoying the weather we all move to Florida for!

As we move into the fall, we finally received the correct information from the county on our village clean up, went down to their office, completed their documents and got our brush picked up. It took longer than expected, however we got it done with no expense to the Village.

The big news is our mortgage is now refinanced. We lowered the rate, eliminated all prepayment penalties, fixed the rate for ten years and lowered the payment.

Our next priority is to continue to clean and clear out the compound area and attempt to fill the motorhome slots for the RV season.

I would like to shout out a “welcome back” to all our northern, Canadian, and Scottish friends and wish you all a wonderful fall season!

Sincerely,
Chuck Bailey President

TREASURER'S MESSAGE

As you, the residents know, the main function of the treasurer is to take care of your money.

This past month we took a big step forward and moved our mortgage to Valley Bank. We lowered the interest rate from 6.1% to 4.5%.

In the short run this move should free up some money, over the years, to take major steps to improve the park's external infrastructure. In the long run it gives LWV a real opportunity to be mortgage free.

Treasurer, John Gallagher

MANAGER'S MESSAGE

Fall has arrived and change is in the air.

I am sure that many of you noticed the smoke coming from your sinks, bathtubs, etc., in your homes this past week. The County was doing what they call a "smoke test" in our community. The smoke was harmless but will let them know about our drainage and sewer system.

We are looking forward to a great Holiday Season in the Village!! There are several activities planned by our Social Club throughout these next couple of months!!

We continue to get more and more phone calls inquiring about renting our RV sites. We are excited to see what this first season will bring!

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.

EVERY YEAR, AT THANKSGIVING TIME, OUR COMMUNITY COMES TOGETHER TO BLESS SOME FAMILIES THAT ARE FINANCIALLY STRUGGLING. WE WILL BE DOING GIFT CARDS TO THE GROCERY STORE. IF YOU WOULD LIKE TO CONTRIBUTE, PLEASE BRING YOUR DONATION TO THE OFFICE BY NOVEMBER 17, 2017. THANK YOU IN ADVANCE!!

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.

BINGO!!!!!!!!!!

BEGINNING December 6, 2017 there will be BINGO
on Wednesday nights starting at 7pm. Mark your
calendars!!!!!!!!!!



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.

Social Club News

The Social Club meeting will be held on November 15, 2017 at 7 pm. The Thanksgiving Feast will take place on November 18, 2017 at 5pm in the Clubhouse. This is a yearly event and the entire Village is invited!! The turkey, dressing, and mashed potatoes are furnished and we ask those that will be attending to bring a side of either a vegetable (green beans, corn, sweet potatoes) or a dessert. There will be a Christmas Breakfast with Santa for the children which will be held on December 16, 2017. Be looking for more information regarding this event. The Adult Christmas party which will take place on December 9, 2017. We will have a "White Elephant" gift exchange again this year. Please come and join us for the fun and festivities!! The times and more information about these events will be announced later.

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!!



November 2017



SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

| | | | | | | |
|----|----|---|---|--|---|---|
| | | | 1 Get Fit!!!! Tone & Stretch @2:30  Office closed at 1pm | 2 | 3 | 4 Texas Holdem Poker @ 11  |
| 5 | 6 | 7 Coffee Hour @9am  | 8 Get Fit!!!! Tone & Stretch @2:30  Office closed at 1pm | 9 | 10 Forgiven Gospel Music @ 7pm  | 11 |
| 12 | 13 | 14 Coffee Hour @9am  | 15 Get Fit!!!! Tone & Stretch @2:30  Office closed at 1pm | 16 BOARD OF DIRECTORS @ 2PM  MEETING | 17 | 18 Texas Holdem Poker @ 11  Community Wide Thanksgiving Feast @ 5pm  |
| 19 | 20 | 21 Coffee Hour @9am  Social Club @ 7pm  | 22 Get Fit!!!! Tone & Stretch @2:30  Office closed at 1pm | 23 Happy Thanksgiving *Office Closed* | 24 BLACK FRIDAY *Office Closed* | 25 |
| 26 | 27 | 28 Coffee Hour @9am  | 29 | 30 | | |