

The Voice Of The Village

The best of all gifts
around any Christmas
tree is the presence of
a happy family all
wrapped up in each
other.

MERRY CHRISTMAS



Important Phone Number

Patrol: (772) 559-8299

After Hours: (772) 913-5303

Office: (772) 567-4358

Clubhouse: (772) 770-2482

RV Resort (877) 624-4186

Email: lakewoodvillageoffice@gmail.com

Website: lakewoodvillageverobeach.com

DECEMBER 2018 MANAGER'S MESSAGE

There are a lot of opportunities coming up on the Lakewood Village calendar for the month of December!!

The breakfast with Santa for the children will be on December 8, 2018 at 9:30am. Please RSVP to the office so that we will have a head count to know how much food to prepare.

On December 8th at 6pm we will have the Adult Christmas Party!! There will be sandwich "fixins" and finger foods PLUS the White Elephant Gift Exchange! We always have such a great time so please consider attending. It is BYOB (bring your own beverage). Please RSVP to the office.

As everyone knows, by now, Lakewood Village will be transitioning to new ownership in the near future. Some things will change, some will stay the same. We are anticipating that the transition will go smoothly for everyone. The staff will continue to serve our community with dedication and commitment.

Tamra, Maria, Johnnell, Chris, Jonah and myself wish each and every one of you and your families a VERY BLESSED CHRISTMAS and ALL OF THE PEACE AND JOY of the LORD FOR THE NEW YEAR!!!

Marilyn Bailey property manager

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.

FOUR LEGGED PETS

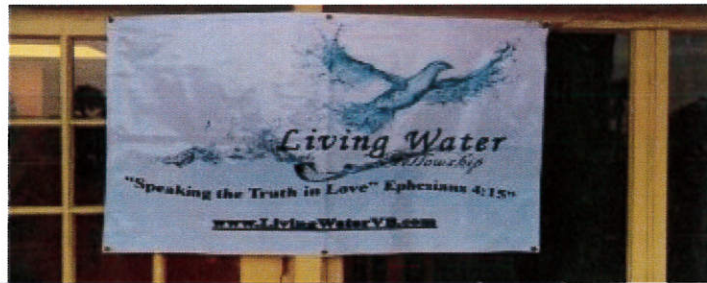
ALL FOUR -LEGGED PETS OVER THE AGE OF 4 MONTHS MUST BE LICENSED. IT IS UNLAWFUL TO ALLOW PETS TO RUN AT LARGE (OFF THE PROPERTY OF THE OWNER) THIS INCLUDES ALL DOGS AND CATS, KEEPING A HABITUALLY LOUD BARKING, YELPING OR HOWLING DOMESTIC PET IS UNLAWFUL. THE FLORIDA STATUTE ALLOWS THE PARK TO FINE UP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



Coffee hour is on Tuesdays at 9am

The after school program is still available until the end of the school year!

- 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**



This month we will continue Sunday services at 11:30AM on December 2, 9, 15, and 30th in the clubhouse as we study the book of Genesis.

December is busy with gatherings so may we remember to honor Jesus Christ in all we do and say now and every day! He came as baby



and died for our sins



rising to grant us access to God Almighty so when this earthly



life is over We can be with Him in Glory

Please join us Christmas Sunday the 23rd for a devotion and singing at 10AM

On Christmas Eve We will be joining with CCVB at the VBHS PAC at 2, 4, and 6PM services

HAPPY HOUR



Get to know your neighbor!

Join us in the A-section
EVERY MONDAY from 4pm-5pm,
ALL residents are welcomed
to "Comingle"



Lakewood Village Golf League



Where: VISTA PLANTATION
48 PLANTATION DR.
VERO BEACH, FL 32966

When: MONDAYS @ 10:30AM

Pricing: \$31 FOR 18 HOLES (NOV-DEC)
\$37 FOR 18 HOLES (JAN-APR)

Includes greens fees + cart + 8 guaranteed tee times per outing

3 Prizes per outing provided by the social club for things like:



- Closest to pin
- Fewest puts
- Most greens hit in regulation
- Longest drive
- Lowest gross score
- Lowest net score etc...

*Name on Trophy for
CLUB CHAMPION
at the end of the season*



YOUR NAME HERE



Join us
for our

Breakfast
with

Santa

Saturday, December 8th
@ 9:30am

Enjoy Santa's
company while eating
delicious french
toast, sausage, eggs,
orange juice, pastries & more...

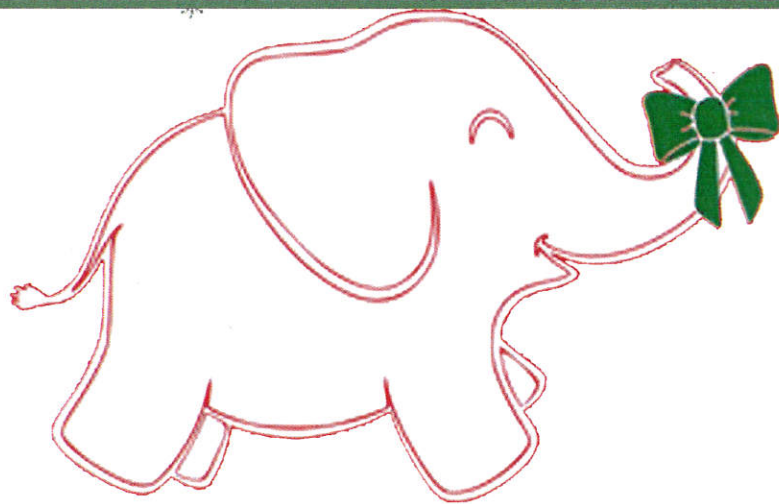
Goodies bag will be
given to each child so you

MUST RSVP

Merry

Christmas

Adult Christmas Party



WHITE ELEPHANT GIFT EXCHANGE

BYOB



Saturday, December 8th @ 6pm

Sanwiches & Finger Foods will be served.

RSVP to Office or Online

**MERRY
CHRISTMAS**



Lakewood Village's new *Holiday Hayride*

Join us for our NEW Caroling Hay Ride on
December 18th starts at 6pm-7pm

MEET US AT THE CLUBHOUSE!

Join us for a Jolly Holly stroll on our newest hay ride this year through Lakewood Village. Residents if you will be decorating your home for Christmas please have your decorations on so everyone can enjoy the Christmas spirit!

Volunteers, Extra Lights & Music are NEEDED!



SUB-FLOOR & FLOORING EXPERTS!



Sub-Floor Repairs



Laminate Flooring

FREE
ESTIMATES

30
YRS
EXPERIENCE

STATE CERTIFIED
GENERAL CONTRACTOR
CGC# 004138

STATE LICENSED
MOBILE HOME INSTALLER
IH# 102549/1

LICENSED
INSURED
BONDED

FLORIDA
ANCHOR AND BARRIER
COMPANY



772.539.5154

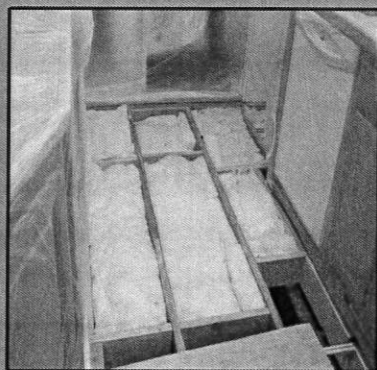
800.681.3772

LOOKED UNDER YOUR MOBILE HOME LATELY?



**Insist on 8 Ft.
Wide Vapor
Barrier for a
Seamless Fit!**

OVER 10,000 VAPOR BARRIERS INSTALLED!



**WE ALSO SPECIALIZE IN MOBILE HOME FLOORING
REPAIRS, AND LAMINATE FLOORING.**

WE CAN FIX YOUR SOFT FLOORS!



**ESTIMATES
ALWAYS FREE
FAMILY OWNED
& OPERATED**

**772.539.5154
800.681.3772**



**STATE CERTIFIED GENERAL
CONTRACTOR
004138**

**STATE CERTIFIED
MOBILE HOME INSTALLER
#IH/102549/1**

**SENIOR
APPROVED**

**SENIOR OR
MILITARY DISCOUNTS**





TRASH & RECYCLING BINS

*Please remember to move
all bins back from the
road after they are
emptied. (no later
than Thursday
morning)*

*Thank
You*

*Also,
make sure
you call for
pick up of
any trash items
that will not fit
in the trash barrels.
(Bulk items)*



Then call the office with the confirmation #

800-223-4825

WASTE MANAGEMENT



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 will 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



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!!



December 2018



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

						<p>1</p> <p>Texas Holdem poker @11am</p> 
<p>2</p> <p>Church in Clubhouse @ 11:30am</p> 	<p>3</p> <p>A-section HAPPY HOUR 4PM-5PM</p> 	<p>4</p> <p>Coffee Hour @9am</p> 	5	6	7	<p>8</p> <p>Breakfast w/ Santa @9:30am</p> <p>Adult Xmas Party @ 6pm</p> 
<p>9</p> <p>Church in Clubhouse @ 11:30am</p> 	<p>10</p> <p>CLUBHOUSE RESERVED</p> <p>A-section HAPPY HOUR 4PM-5PM</p> 	<p>11</p> <p>Coffee Hour @9am</p> 	12	13	14	<p>15</p> <p>Texas Holdem poker @11am</p> 
<p>16</p> <p>Church in Clubhouse @ 11:30am</p> 	<p>17</p> <p>A-section HAPPY HOUR 4PM-5PM</p> 	<p>18</p> <p>Coffee Hour 9am</p> <p>Holiday Hay Ride 6pm-7pm</p> 	19	20	21	22
<p>23</p> <p>Church in Clubhouse @ 10am</p> 	<p>24</p> <p>office Closed</p> 	<p>25</p> <p>office Closed</p> 	26	27	28	<p>29</p> <p>Texas Holdem poker @11am</p> 
<p>30</p> <p>Church in Clubhouse @ 11:30am</p> 	<p>31</p> <p>NEW YEAR'S EVE</p> <p>A-section HAPPY HOUR 4PM-5PM</p> 					