



The Voice of The Village

F E B R U A R Y N E W S L E T T E R



Families are like fudge -
mostly sweet with a few nuts.



All you need is love.
But a little chocolate now
and then doesn't hurt.



Treat your family like friends
and your friends like family.

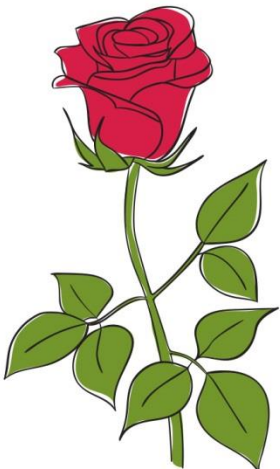


Being part of a family
means smiling for photos.



Having somewhere to go is home.

Having someone to love is family. And having both is a blessing.



Lakewood Village

RO Association Inc.



IMPORTANT PHONE NUMBERS

Office: (772) 567-4358

Patrol: (772) 559-8299 After Hours: (772) 913-5303

Clubhouse: (772) 770-2482 RV Resort: (877) 624-4186

Email: lakewoodvillageoffice@gmail.com

www.lakewoodvillageverobeach.com



MANAGER'S MESSAGE

February 2019

HAPPY VALENTINE'S DAY!!!!

There is a lot happening at Lakewood Village! On February 14, 2019 the sale closing of Lakewood Village will take place. At that time we will then be Lakewood Village MHC, LLC. Summit Communities will be the new owners. The staff will remain the same for at least 90 days. Everyone will be renters from February 14, 2019 forward.

There is a new "face" in the office. Her name is Sheri Gailliard. She has taken Maria's place as assistant admin. She is doing a great job and we look forward to a great working relationship.

On FEBRUARY 16, 2019, we will be celebrating the new beginning of Lakewood Village Community. **We will be grilling hamburgers and hot dogs and we would love everyone to participate by bringing a dish to share. This celebration is for the ENTIRE community, every family!!**

I, personally, would like to say a BIG THANK YOU to this community for giving me the opportunity to serve you as your property manager, for these last two and a half years. I have learned so much and hope to continue as an involved part of this community as your property manager.

May God Bless this community and all that live here!!!

A handwritten signature in cursive script that reads "Marilyn Bailey".

Marilyn Bailey,
Property Manager



Join us for a grand
CELEBRATION

Sat. February 16th

starting at 4:00 p.m.

FOOD & FUN INCLUDED

Join us in the Clubhouse to celebrate
our new beginnings as one
UNITED COMMUNITY!



FREE CONCERT

**FRIDAY
FEBRUARY 1
7:00 P.M.**

THE LESTERS GOSPEL GROUP

The Lesters, a nationally known Southern Gospel group from St. Louis Missouri, has moved their concert to **GLENDALE BAPTIST CHURCH**
790 27th Ave. this Friday at 7:00 p.m.

TRASH & RECYCLING BINS

Please remember to move all bins back
From the road after they are emptied.
NO LATER THAN THURSDAY MORNING



NEED A BULK PICK UP?

please use this phone number:
(772) 569-1776

**PLEASE REFERENCE
THE LAKEWOOD VILLAGE MASTER
ACCOUNT NUMBER 892-361546**

This master account # will bring up "Lakewood Village"



MEET FOR COFFEE & DONUTS

Meet your neighbors for an hour of social time with free coffee and donuts.

**TUESDAYS AT 9:00 A.M.
In the Community Room.**

B.Y.O.B. MIX & MINGLE

Bring your own beverage/snack and spend time getting to know your neighbors in a relaxed atmosphere.



MONDAYS From 4:00 p.m. – 5:00 p.m.

Join us in the A section – everyone welcome!



JOIN US FOR CHURCH

**SERVICES ARE SUNDAYS AT 11:30 A.M.
AT THE LAKEWOOD VILLAGE CLUBHOUSE.**

All are welcome. We look forward to the new study on End Times beginning Sunday mornings in February. We will also start a new Alpha series with dinner for mid-week services during the spring time.

Pastors David and Tamra Lewis

(772) 643-1632 & (772) 501-2914

Living Water Fellowship of VB

www.livingwatervb.com



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.

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

- 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 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!!



February 2019



SUNDAY

MONDAY





TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

					1	2
3 Church in Clubhouse @ 11:30Am 	4 A-section HAPPY HOUR 4PM-5PM 	5 Coffee Hour @9am 	6	7	8	9 CLUBHOUSE RESERVED @ 2:00 PM
10 Church in Clubhouse @ 11:30Am 	11 A-section HAPPY HOUR 4PM-5PM 	12 Coffee Hour @9am 	13	14	15	16
17 Church in Clubhouse @ 11:30Am 	18 A-section HAPPY HOUR 4PM-5PM 	19 Coffee Hour @9am 	20	21	22	23 Texas Holdem poker @11am 
24 Church in Clubhouse @ 11:30Am  CLUBHOUSE RESERVED @ 4 PM	25 A-section HAPPY HOUR 4PM-5PM 	26 Coffee Hour @9am 	27	28		