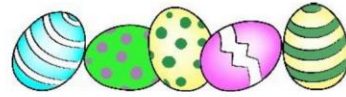




April 2019



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6 11AM Texas Hold'em poker 
7	8 A-section HAPPY HOUR 4PM-5PM 	9 Coffee Hour @9am 	10 Church in Clubhouse @ 6:30 pm 	11	12  Alpha Class 6:30 pm Clubhouse	13 CLUBHOUSE RENTED ALL DAY FOR A BIRTHDAY/ FIRST COMMUNION
14 	15 A-section HAPPY HOUR 4PM-5PM 	16 Coffee Hour @9am 	17 Church in Clubhouse @ 6:30 pm 	18	19  PASSOVER SEDER MEAL 6:30 PM IN THE CLUBHOUSE – SIGN-UP REQUIRED	20 EASTER EGG HUNT! COMMUNITY CENTER 1:00 pm
21 	22 A-section HAPPY HOUR 4PM-5PM 	23 Coffee Hour @9am 	24 Church in Clubhouse @ 6:30 pm 	25	26  Alpha Class 6:30 pm Clubhouse	27 CLUBHOUSE RENTED ALL DAY FOR BABY SHOWER
28	29 A-section HAPPY HOUR 4PM-5PM 	30 Coffee Hour @9am 				

The Voice of The Village

APRIL NEWSLETTER



Lakewood Village
LAKEWOOD VILLAGE MANAGEMENT, L.L.C.

Office: (772) 567-4358
After Hours: (772) 913-5303
Clubhouse: (772) 770-2482 RV Resort: (877) 624-4186
Email: lakewoodvillageoffice@gmail.com
www.lakewoodvillageverobeach.com

MANAGER'S MESSAGE

April 2019

Welcome to Spring!!! Our new chapter in the life of Lakewood Village Community has begun! There are many changes that will be taking place in our community.

Our St. Patrick's Day dinner/dance was a great success. There were close to 100 people that attended!! We are so pleased with the turnout and the coming together again as a real community! Thank you all for the opportunity to serve this community.

I would like to list a few changes that will be taking place.

- The rent will be raised for most of us. Lakefront - \$576.72, Perimeter - \$522.19, Interior - \$483.23. This will begin as of June 1, 2019. We have been very blessed that there had been no increase for over 8 years.
- We will be paying for our trash pickup. The cost will be \$11.01 for lifetime lease holders and for the remainder of us this charge will begin June 1, 2019 at this approximate amount. Pick up will still be on Wednesdays.
- There will be a charge for the compound spots beginning May 1, 2019. Each space will be \$50.00 per month.
- There will be an Easter Egg Hunt for the children on April 20, please bring your children and enjoy!!



Marilyn Bailey,
Property Manager



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. Summit Communities is planning on 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!!



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 ALOWS 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**





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 NOW WEDNESDAYS AT 6:30 P.M.
AT THE LAKEWOOD VILLAGE CLUBHOUSE.**

All are welcome. We look forward to the new study on End Times.
Alpha series with dinner on Friday nights at 6:30 p.m.

Pastors David and Tamra Lewis
(772) 643-1632 & (772) 501-2914 *Living Water Fellowship of VB*
www.livingwatervb.com

Passover Seder Meal

This will be a full catered Passover meal, with teaching of how Jesus is represented in every element, and how this particular feast day is so important to the Christian Faith.

Living Water Fellowship is paying for the dinner. Please RSVP at the front office so they can order food.

**GOOD FRIDAY
April 19th 6:30 p.m.
In the Clubhouse.**

Please RSVP by April 7 at the front office.
THERE IS NO CHARGE FOR THE MEAL.



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"