

May 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3  Alpha Class 6:30 pm Clubhouse	4 11 AM Texas Hold'em poker 
5	6	7 Coffee Hour @9am 	8 Church in Clubhouse @ 6:30 pm 	9	10  Alpha Class 6:30 pm Clubhouse	11  Mother's Day BRUNCH 11:00 am Clubhouse RSVP at front office
12  Happy Mother's Day!	13	14 Coffee Hour @9am 	15 Church in Clubhouse @ 6:30 pm 	16	17	18 11 AM Texas Hold'em poker 
19	20	21 Coffee Hour @9am 	22 Church in Clubhouse @ 6:30 pm 	23	24  Alpha Class 6:30 pm Clubhouse	25 11 AM Left Center Right 
26	27 OFFICE CLOSED MEMORIAL DAY	28 Coffee Hour @9am 	29 Church in Clubhouse @ 6:30 pm 	30	31  Alpha Class 6:30 pm Clubhouse	

The Voice of The Village

NEWSLETTER



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

May 2019

HAPPY MOTHER'S DAY TO EACH AND EVERY ONE OF OUR LAKEWOOD VILLAGE MOMS!!!

In a matter of a few short weeks, we will be moving forward with the RV park renovations and additions. There will be a total of 57 sites and plans to build a bath house and shower facility in the future.

As you have probably noticed, lot 182 is being taken out and a new manufactured will be put on that lot as a model home.

Lakewood Village Easter Egg Hunt was a lot of fun for 26 children!! They played Easter Bingo and hunted for eggs. The children's ages were from 1 year through age 11.

We have contacted **Waste Management** regarding the **pick-up** of bulk items. From now on, until further notice, you need to **CALL THE OFFICE AND REPORT WHAT ITEMS NEED TO BE PICKED UP AND YOUR LOT NUMBER**. There are 3 people from Waste Management handling our account from now on.

Coming up is our **MOTHER'S DAY BRUNCH!!!**
It will take place on **MAY 11, 2019 AT 11 AM. SEE THE FLYER FOR MORE INFORMATION. PLEASE COME IN OR CALL THE OFFICE TO BE PLACED ON THE **RSVP** LIST!! THIS IS FOR THE ENTIRE FAMILY!!!**

As of August 1, 2019, lot rent will be increasing for current residents. The new rate for lakefront is \$593.06, perimeter and corner are \$538.00, and for interior \$499.00. Trash pick up will be also be added at approximately \$11.00 to \$12.00 per month.



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 Lakewood Village Manager.
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**

MOTHER'S DAY Brunch

**Saturday
May, 11**

**Starting at 11:00 a.m.
This event is for the entire family!**

MENU
Quiche, Fruit, Eggs, Sausage, Biscuits, Gravy, French Toast
Croissants, Muffins, Coffee, Tea, Lemonade

Please RSVP at the front office



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.**



DOES YOUR VEHICLE HAVE A STICKER?

Every vehicle parked in Lakewood Village **MUST** be registered at the front office. **If there is a vehicle on the premises without the LWV parking sticker (shown to left) please visit the front office ASAP to register.** If vehicles are left without a sticker, they are subject to being towed.

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 call the Lakewood Village front office:
(772) 567-4358

Let us know what Lot # and what items you need picked up

LWV Food Pantry



Many people fall on hard times, occasionally. We, as a community, could help our neighbors, in our little part of Vero Beach, **with a donation of food items from time to time.**

This would be a great way to let our community know that we really care about them and their families!!!

We would love to start a food pantry for those in need. Your donations could go a long way in helping another family.

You may bring your donation of non-perishable items to the clubhouse at any time Monday-Friday (8am-5pm) Weds. (8am-1pm)

It would be a blessing to many and if you feel led to be the organizer and lead person for this project it would be very much appreciated.

It does take a **VILLAGE!!!**



JOIN US FOR CHURCH

**SERVICES ARE 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