

June 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 11 AM Texas Hold'em poker 
2	3	4 Coffee Hour @9am 	5 Church in Clubhouse @ 6:30 pm 	6	7  Alpha Class 6:30 pm Clubhouse	8 Clubhouse Rented
9	10	11 Coffee Hour @9am 	12 Church in Clubhouse @ 6:30 pm 	13	14 FATHERS DAY CELEBRATION 6:00 PM Clubhouse rsvp/office 	15 Clubhouse Rented
16 	17	18 Coffee Hour @9am 	19 Church in Clubhouse @ 6:30 pm 	20	21  Alpha Class 6:30 pm Clubhouse	22 11 AM Texas Hold'em poker 
23	24	25 Coffee Hour @9am 	26 Church in Clubhouse @ 6:30 pm 	27	28  Alpha Class 6:30 pm Clubhouse	29
30						

The Voice of The Village

NEWSLETTER

JUNE

Father's Day Dinner
Friday, JUNE 14
(See iNSide)

 **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

June 2019

HAPPY FATHER'S DAY TO EACH AND EVERY ONE OF OUR LAKEWOOD VILLAGE DADS!

As some of you have seen, there is material in the South Side which is earmarked for the new RV sites. The project will begin soon as we move forward with the RV park renovations and additions.

We had a great Mother's Day Brunch. There were approximately 55-60 people in attendance. The food was great, and the fellowship was sweet.

The Father's Day dinner will be on June 14, 2019 @ 6 pm. There is no cost for this event and dinner is open to the entire family!! Bring your appetite and come join us!! We would really appreciate a few volunteers to help with set-up and serving. Thank you in advance for your willingness to help your community! **Please RSVP at the from office by June 12, 2019.**

REMINDER: As of August 1, 2019, lot rent will be increasing for current residents. The new rate for lakefront is \$583.06, perimeter and corner are \$528.00 and for interior \$489.00. Trash pick up will also be added at approximately \$11.00 to \$12.00 per month.



Marilyn Bailey,
Property Manager

SPECIAL REQUEST:

One of our residents, Beverly Reaume, is asking volunteers to bake cookies for her son Bobby's birthday. He is in the armed forces and his platoon LOVES getting cookies from Beverly. The last package she sent weighed 23 pounds it is was eaten within 10 hours.

This is a surprise birthday gift for him... please bring cookies to the front office and we will get them to Beverly to ship out to her son and his platoon.

Thank you!!



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**



FATHER'S DAY Celebration

For The Entire Family!

*Friday, June 14th
Starting at 6 p.m.*

Enjoy this FREE event for our community. Food provided.

*Lasagna, Salad, Garlic Bread,
Tea, Lemonade, & Dessert. BYOB*

Join us in the clubhouse

RSVP at the front office by 6/12



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.**



IMPORTANT NOTICE

Lakewood Village Residents,
Starting the week of **JUNE 3, 2019**
BULK ITEMS will be collected by Waste Management
the **FIRST** and **THIRD WEDNESDAY** of each month.
Please have your bulk items, such as furniture, **curbside by 6 A.M.** on collection days.

JUNE BULK PICK-UP DATES ARE:

Wednesday, June 5 and Wednesday, June 19

DO NOT PUT YOUR ITEMS OUT UNTIL THE DAY BEFORE.

Starting July 1st there will be a **\$25 fine** for placing your items out early.

Please help us keep our community beautiful.

If you have a special request, please call the office at (772) 567-4358

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 continuing our 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