


July 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3 Church in Clubhouse @ 6:30 pm 	4 	5	6 11:00 am Texas Hold'em Poker 
7 FOOD DISTRIBUTION IN CLUBHOUSE 1:00 – 2:00 p.m.	8	9	10 Church in Clubhouse @ 6:30 pm 	11	12 Alpha Class 6:30 pm Clubhouse 	13 11:00 am Left Center Right 
14	15	16 Coffee Hour @9am 	17 Church in Clubhouse @ 6:30 pm 	18	19 Alpha Class 6:30 pm Clubhouse 	20 11:00 am Texas Hold'em Poker 
21 FOOD DISTRIBUTION IN CLUBHOUSE 1:00 – 2:00 p.m.	22	23	24 Church in Clubhouse @ 6:30 pm 	25	26 Alpha Class 6:30 pm Clubhouse 	27 Clubhouse Rented
28	29	30	31 Church in Clubhouse @ 6:30 pm 			

The Voice of The Village

NEWSLETTER

July



LAKWOOD 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

July 2019

I'm sure by now, most of you have seen the large piles of rocks at the end of the south section. The rocks are for the RV spaces which they will be starting on very soon!


There will be no 4th of July festivities this year.

We need volunteers! Unfortunately, without the help of volunteers in our community many activities will not be able to happen. **If you are interested in volunteering, please let us know. There will be a volunteer sheet in the front office.**

There has been a food distribution started for this community. On the 1st and 3rd Sundays between 1:00 p.m. – 2:00 p.m. anyone may pick up produce, meats and more! Please be sure to sign the waiver before picking up. **Again, volunteers will be needed.**

We are planning a back to school bash with burgers and hot dogs. If you would like to bring a side dish please feel free to do so. We will also be handing out backpacks for the kiddos with some school supplies in them. **Look for more information later in the month.**

Please remember the Waste Management bulk item pick up is scheduled for Weds. July 3 and Weds. July 17. Do not put your items out until the day before. Be sure your items are in front of your home before 8:00 am the day of pick up.


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 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**

COMMUNITY

FOOD DISTRIBUTION



FREE

FOR ALL LAKEWOOD VILLAGE RESIDENTS
from Operation Hope and Feeding America

1st & 3rd
SUNDAY
OF THE
MONTH

1:00 - 2:00 PM
CLUBHOUSE



WANT TO RECEIVE?

Our first food distribution was a huge success! We had meats, vegetables, deserts, and more! Lakewood residents got to take their pick of some great food. **If you would like to receive food in July... come to the community center Sunday, July 7th or Sunday, July 21st between 1-2 pm.** If you already signed the waiver you are all set! If you haven't signed a waiver... stop by the office or sign the day of pick up.

WANT TO HELP?

On the 1st and 3rd Saturday of the month we need help with picking up the food and separating the food items for distribution. If you want to be a part of this community outreach... please let us know. Visit or call the front office... we sure could use your help. *Thank you!*



Back to School Backpacks

We are looking forward to our back to school party where we will be giving away free backpacks and supplies.

Party will be scheduled in August.
More information to come soon.



MEET FOR COFFEE & DONUTS

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

**TUESDAY, JUNE 16 at 9:00 a.m.
In the Community Room.**



JULY BULK ITEMS PICK-UP DATES ARE:

Wednesday, July 3 and Wednesday, July 17

DO NOT PUT YOUR ITEMS OUT UNTIL THE DAY BEFORE.

Remember... there will be a **\$25 fine** for placing your items out too early.

Please put your items out before 8:00 am the day of pick up.

Please help us keep our community beautiful.

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

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 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!!



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