

Lakewood



281 NE Bayview Drive, Lee's Summit, Missouri 64064
(816) 373-4326

A Place to Live.

Answers to Frequently Asked Questions

Q: What do our Homes Association dues cover?

R: Lakewood has six tennis courts and four of the courts are lighted. Two lighted volleyball courts, one swimming beach, two boat ramps, 364 boat racks (for sail boats, fishing boats, canoes), six playgrounds, four (baseball, softball, soccer & football) athletic fields, two-basketball courts with one lighted court. There are four swimming pools, two boat marinas with a total of 396 slips, 47 pleasure docks, two courtesy docks, picnic tables, and two pontoon rental boats. An Administrative Building located at 281 NE Bayview, and second clubhouse located at 4105 NW Lake Drive with rental facilities and a snack bar. Storage lot with 92 slots. Two Lakes totaling a surface area of 365 acres. Two dams on the East and West Lake. Common Grounds spread over the 2,000 acres of the Lakewood Community, general lake maintenance, snow and ice removal on all streets except Lake Drive, Lakewood Blvd., Dick Howser Drive, Gregory, Channel Drive, Northgate Crossing and Beechwood which are city streets. Neighborhood patrolled 24/7 by the Community Service Personnel.

Q: How much are the monthly Homes Association dues?

R: Monthly dues are \$73.00 per month. Additional fees may be added for parcels depending upon your particular area. A coupon booklet will be issued to you when you come in and fill out the New Member packet. The monthly dues are due on the first of each month but are not considered delinquent until the 28th of each month. Loss of amenity privilege occurs when a resident is 60 days delinquent. Residents are allowed to charge boat stickers, snack bar and restaurant charges on their account. Any miscellaneous charge of \$3.00 or more will be billed to the home on a monthly basis. This will be explained in detail when the New Member packet is completed.

Q: How can I sign up for ACH?

R: ACH stands for Automatic Clearing House. ACH allows you the freedom from remembering to write a check each month for your monthly dues and miscellaneous charges to your Homes Association account. A statement is sent to you as a courtesy for all miscellaneous charges made to your account. Forms for ACH are available in the office or on our web site at www.lpoa.com. For further information, please contact Machele at 373-4326.

Q: How do I get a Lakewood I.D.?

R: If you are a new resident to Lakewood drop by the Administrative Office located at 218 NE Bayview Drive, Monday through Friday from 8:30 a.m. until 4:30 p.m. or after 5:00 p.m. by appointment ONLY. Plan to spend about 20 to 30 minutes. Bring with you a copy of the front page of your settlement statement. You will be asked to fill out a confidential form, information for the Lakewood Directory, and sign up on

the Boat Slip Waiting List. The Receptionist will present to you the Lakewood New Member Packet and will go over important information answering any question you might have. A payment coupon booklet will be given to you. Lakewood I.D.'s will be issued before leaving the office.

For those residents who need to renew their I.D. cards or have misplaced the I.D. card may do so Monday through Friday from 8:30 a.m. until 4:30 p.m. and after 5 p.m. by appointment ONLY. Please be aware that any child living in the home who is 18 years of age or older will be expected to present a drivers license showing a Lakewood address as their place of residence. Any child 18 years or older is considered an adult and has full charging privileges. All dependents must be listed as an occupant in the home before I.D.'s will be issued. Lakewood I.D.'s are \$5.00 per card for all lost I.D. cards and cards that are renewed. Lakewood I.D. cards renew for ALL children 18 years of age and younger January 1, 2007. The I.D. cards are good for two years. Plan ahead and renew your child's I.D. card before May 2007.

Q: What size of boat is allowed on Lakewood lakes?

R: 2.030 Limitations On Size and Horse Power—(a) No watercraft shall exceed 26 feet in length unless exempted and approved before July 1, 1978 and continuously registered. This includes pulpits, planks, transoms, and all extensions from the bow and stern, including the motor in the down position, whether part of the hull design or permanently attached to the watercraft. (b) Horsepower on motors may not exceed a watercraft's manufactured specifications.

**The lake is considered a "no wake" lake.

Q: What is the time line for a boat slip?

R: There is approximately a 12-year waiting list for a boat slip. The boat slips are located at the East (corner of Lake Drive and Dick Howser) and West Marinas (corner of Gregory and Woods Chapel). We suggest that you sign up regardless of whether or not you have a desire to own a boat. Should your name come up on the list, and you still have no desire for that slip, you may decline the slip. Kathy handles all issues relating to boat slips. She will be happy to help you anytime Monday thru Friday from 8:30 a.m. until 5 p.m. In the meantime, the LPOA has two Pontoon rental boats that are available for use by our property owners. The boat rental is \$30.00 per hour Friday – Sunday, \$25.00 per hour Monday – Thursday (except holidays). The rate is reduced to \$22.00 per hour from April 1 – May 15 and September 15 – October 31 of each year. The rental boats may be rented in 2-hour blocks Monday thru Thursday and 4 hour blocks Friday thru Sunday. On all holidays the boats are rented in 4-hour blocks. If you are interested in renting one of these boats just call the office or make your reservation on the www.lpoa.com website. All associated charges are placed on your account. A copy of the signed form will be given to you for your records.

Q: Is there a waiting list for the storage lot?

R: There are a total of 92 slots available for lease in the storage lot. The fee for the storage lot is \$100.00 for six months or \$175.00 for a full-year. Placement in the storage lot is dependent upon the size of the available slot and the item to be stored.

For information or to sign up for the storage lot, please contact Ed Norwood at 373-1500.

Q: When do I need to submit an ARB/ARC Application?

R: Any alteration that changes the current condition of the outside of your home or yard including but not limited to planting or removing trees, putting in landscape lighting, changing the paint color of your home, replacing your deck requires ARB/ARC approval before starting your project. The ARB/ARC meets twice a month. Deadline dates are always on the first and third Mondays of each month with the actual meeting dates on the second and fourth Tuesdays of each month. Schedules are published in the Ripples and appear on the calendar on the web page. Sean is available to answer questions Monday through Friday from 8:30 a.m. until 5:00 p.m. and can be reached by calling 373-4326 or by email at sean@lpoa.com. Forms are available in the office or on the web site at www.lpoa.com. The ARB/ARC consists of 15 volunteers who are residents of the community. The primary function of the ARB/ARC is to work toward keeping property values up by enforcing guidelines that promote continuity and consistency within the Lakewood community.

Q: How can I reserve the Clubhouse for an event?

R: The Main Clubhouse located at 4105 NW Lake Drive is available for rent for functions or meetings. You may call the office for information regarding availability and contracting. The clubhouse has three floors which can be rented from 8:30 a.m. to 12:00 midnight any day of the week. There is a \$250.00 damage deposit which is required for all rentals including resident rental fees of \$50.00 per hour (for 1 floor) and \$25.00 per hour (for each additional floor). A non-resident may also rent the facility with rental fees being \$100.00 per hour (for 1 floor) and \$50.00 per hour (for each additional floor). More details can be obtained on the www.lpoa.com website or by calling the office at 373-4326.

Q: Is the Lakewood Oaks Golf Club associated with Lakewood?

R: Lakewood just recently acquired the Lakewood Oaks Golf Club on July 1, 2007. However, the Lakewood Oaks Golf Club will still remain a private club. If you are interested in joining the Golf Club you may call Gary McClure at 373-2505 and he can give you more details regarding membership. LPOA members are allowed to eat at the Lakewood Oaks restaurant. The Golf Club is on a charge basis only. Payment for your meal may be made on your Master Card/Visa card or you may place your meal on your LPOA Homes Association Account.

Q: How do I reserve the athletic fields?

R: The athletic fields are for use by LPOA members by reservation only. Members may call to reserve a field and time by contacting Ed Norwood Monday through Friday from 8:00 a.m. until 4:00 p.m. by calling 373-1500. There is no fee for the use of these fields.

Q: Who should I call to report a disturbance or vandalism?

R: Neighborhoods are patrolled 24/7 by our Community Service Personnel. Our staff assists in making our community safe for residents and property owners by observing and reporting disturbances on LPOA Common Ground, suspicious activity, unfamiliar cars, and making hourly house checks for residents on vacation. Lakewood is considered one of the lowest crime rate areas in metropolitan Kansas City. The Lakewood Community Service Personnel works closely with the Lee's Summit Police Department. Please contact the Lee's Summit Police Department before contacting the Lakewood Community Services if you see or would like to report any suspicious or unsafe behavior.

Q: Does Lakewood have a car decal?

R: Lakewood does have a car decal. The decal should be placed on the inside of your car windshield. This helps our Community Service Department identify you as a property owner. The decal will not deface your car window as they are made of a static cling material. Bumper stickers are also available upon request.

Q: Where are the pools located?

R: There are four pools in Lakewood. Main Clubhouse (4105 NW Lake Drive), East Lake (corner of Dick Howser and Channel), Bayview (281 NE Bayveiw Drive), and the Oaks (Northgate Crossing). You may use the pool of your choice. The Main Clubhouse has a snack bar, and vending machines are installed at the East Lake pool. You are welcome to bring guests with you to the pools. You may do so by purchasing pool guests passes. We have a \$10.00 pass for 5 guest and a \$20.00 pass for 10 guest. Passes do not expire and may be purchased at the Administrative Office or the Snack Bar. The pools will open on Memorial Day.

Q: Is there a directory published for Lakewood residents?

R: As a courtesy to our residents, Lakewood has a resident phone directory published each year. The directory is hand delivered to your home, and is for your **personal use ONLY**. Every effort is made to protect our residents from their information being used for commercial purposes. If you would like to be listed in this directory, you will need to complete the directory form that is a part of the New Member packet. The information will then be provided to our directory publicists (Community Connections).

Q: Does Lakewood have a newsletter or web site?

R: The Ripples is the Association monthly newsletter. It is the primary form of communication between the LPOA Board and its members and contains news of special events, committees, restaurant specials, actions of the Board of Directors, and informative articles. A copy will be mailed to your home around the first of each month. Our web site address is www.lpoa.com. The site has current information relating to Lakewood activities and news. Frequently used forms maybe accessed from this site as well as a map, monthly activities calendar, Rules and Regulations, Use Restrictions, and ARB/ARC Guidelines. The site is updated regularly. The site will always have the most recent information posted and is an excellent way to stay informed.

If you would like to have notices sent to you via the internet please call the office (373-4326) or email Beshoy with your email address at beshoy@lpoa.com.

Q: How can I become involved in my community?

R: Lakewood has numerous committees and social events for the resident who is interested in becoming an active Lakewood participant. An interest application is included in the New Member packet and should be filled out and turned into Kathy Howe our Administrative Assistant. Monthly activities are published in the Ripples and on our web site. Your participation is greatly appreciated and very much welcomed.

Lakewood Committees and Clubs

Bridge	Activities Committee
Bass Club	ARB/ARC Committee
Garden Club	Appeals Committee
Investment Club	Condo/Townhome Parcels
Tennis Club	Election Committee
Sailing Club	Facilities Development
Swim Team	Finance Committee
	Insurance Committee
	Lake Use Committee
	LPOA Board of Directors

NOTICE!!

Effective MAY 1, 2001

Change In Policy For

Temporary Identification Cards

An LPOA member's relative who resides in Lakewood on a temporary basis (2 weeks or more) may be issued a temporary picture identification card upon application by and authorization of the lot owner or multi-family unit owner. These "Temporary I.D. Cards" will contain an expiration date, not to exceed thirty (30) days from the date of issue, and will be identified with "TEMPORARY" printed on the card. LPOA members will be

limited to three (3) temporary cards at any one time and any exception must be requested in writing to and approved by the Executive Committee. Holders of temporary resident I.D. cards will not be permitted charging privileges or to being guests. A fee of \$10.00 will be charged for each temporary resident I.D. card issued.

Association Staff

General Manager:	Kathy Howe	Kathy@lpoa.com
Accounting:	Machelle Seiler	Mac@lpoa.com
Staff Assistant:	Michelle Walters	MWalters@lpoa.com
Receptionist:	Nancy Sykes	Receptionist@lpoa.com
ARB/ARC Coordinator:	Sean Bachtel	Sean@lpoa.com
Maintenance Supervisor:	Mike Warman	
Community Service:	Ed Norwood	Ed@lpoa.com
Communications Coordinator:	Beshoy Girgis	Beshoy@lpoa.com
Office Hours:	Monday – Friday	8:30 AM - 5:00 PM
Office Phone Number:	373.4326	
Community Services Number:	373.1500	

ARB/ARC Submittal & Meeting Dates

Submittal	Meeting
1/1/07	1/9/07
1/15/07	1/23/07
2/5/07	2/13/07
2/19/07	2/27/07
3/5/07	3/13/07
3/19/07	3/27/07
4/2/07	4/10/07
4/16/07	4/24/07
4/30/07	5/8/07
5/14/07	5/22/07
6/4/07	6/12/07
6/18/07	6/26/07
7/2/07	7/10/07
7/16/07	7/24/07
8/6/07	8/14/07
8/20/07	8/28/07
9/3/07	9/11/07
9/17/07	9/25/07
10/1/07	10/9/07
10/15/07	10/23/07
11/5/07	11/13/07
11/19/07	11/27/07
12/3/07	12/11/07