



# Lakewood

Lakewood Property  
Owner's Association, Inc.  
651 NE St. Andrews Circle  
Lee's Summit, MO 64064  
Phone: 373.4326  
Fax: 373.3091  
www.lpoa.com

## New Members Information

New residents to Lakewood should drop by the Administrative Office located at 651 NE St. Andrew's Circle anytime Monday through Friday from 8:30 am until 4:30 pm or after 5:00 pm by appointment ONLY. Plan to spend about 20 to 30 minutes as we tell you about your new community. Bring with you a copy of the front page of your Settlement Statement. You will be asked to fill out a Resident Information form, Lakewood Directory form, and Boat Slip Waiting List form. The Receptionist will present to you the Lakewood New Member Packet and will go over important information answering any question you might have. A Lakewood I.D. card will be issued at that time.

For your information, any occupant living in the property that is 18 years or older will be required to present a drivers license with the Lakewood property address as their place of residence. An occupant that is 18 years or older is considered an adult and has full charging privileges. All occupants living in the property, with the exception of the owner and co-owner, must be listed as occupants on the Resident Information form before I.D. cards will be issued to them. Lakewood I.D.'s are \$5.00 each for all lost cards and for cards that are renewed. Lakewood I.D. cards renew for ALL children between the ages of 6 and 18 every other year. The next renewal year will be 2012.

Monthly dues are \$86.00 per month. Additional fees may be added for parcels depending upon the particular area that your property is located. The monthly dues are due on the first of each month but are not considered delinquent until the 28<sup>th</sup> of each month. Loss of amenity privileges occurs when a resident is 60 days or more delinquent. Residents are allowed to charge boat stickers, snack bar and restaurant charges on their account. Residents receive a monthly statement containing the LPOA dues and any charges they may have incurred during the month.

ACH stands for Automatic Clearing House. ACH allows you the freedom from writing a check each month for your monthly dues and miscellaneous charges to your Homes Association account. Forms for ACH are available in the office or on our web site at [www.lpoa.com](http://www.lpoa.com).

Any alteration that changes the current condition or appearance 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, changing the size or construction material of 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 are also available on the website. Staff is available to answer questions Monday through Friday from 8:30 am until 5:00 pm and can be reached by calling 816.373.4326 or by e-mail at [LPOAAdmin@lpoa.com](mailto:LPOAAdmin@lpoa.com). Forms are available in the office or on the web site at [www.lpoa.com](http://www.lpoa.com). The ARB/ARC consists of a maximum of 12 volunteers who are residents



*Lakewood*<sup>®</sup>

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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.