

Lakewood HOA

Newsletter

Fall 2024
4th Quarter
October 2024

Community News



Letter from the Board

Dear Lakewood Homeowners,

We have all noticed in the last few years how the movement of stores, shops, and housing seems to be heading north from Longview. And we can easily imagine these things reaching our community in the near future.

With that in mind, this movement provides a perfect opportunity for our community to attract some of these homestead seekers. In order to do that, we must ensure that Lakewood HOA properties look neat and clean. This includes mowed and manicured lawns and common areas, and our park areas. This will require a community effort to get this accomplished. We know most of our neighbors keep properties in great condition, but for those few who do not, we will be imposing fines, IAW (CCR'S # 12). This is not an action that we wish to enforce, but for the good of our community, and to maintain or increase our property values, it is important that we follow through with these fines.

Thanks to all homeowners who care for your properties. We look forward to a great future for our Lakewood HOA, so let's all pitch in to keep our community a great place to raise a family or retire.

Sincerely, Lakewood HOA Board Members



Community Christmas Potluck Dec 7 @ 6pm

Join your neighbors at the Clubhouse for a fun-filled celebration of the holidays.

Bring a covered dish and a White Elephant gift under \$20 to participate in the festivities.

The office will be closed Dec 26 & 31.

Next Members' Meeting:

Nov 9 @ 2

Clubhouse

Office Hours

Tues & Thurs

8:30 – 4:30

(903) 734-4127

Lakewood HOA Officers:

- President - Wayne Oney
- Vice President - Open
- Treasurer - Donna Christie
- Secretary - Susie Bingham
- Member at Large - Open
- Sergeant at Arms - Rob Albright
- Office Manager - Jo Adam

Now accepting applications. Call the clubhouse for information on joining the HOA board.

Quarterly Financial Overview:

As of Sept 2024, HOA account balances are as follows:

- Checking: \$4,852.94
- Savings: \$452.81
- Total \$5,305.75

Community Highlights



Lakewood Properties for Sale

In the near future, a list of properties for sale and owned by our HOA will be published with lot sizes and prices. This will be a public offering, including all Lakewood HOA members. Stay tuned for the properties' list,

which will be posted on Lakewood FaceBook page as well as on our Lakewood website in the next few weeks. If interested, please contact us via Facebook, our website, or call the office.



Lakewood Sleeping Bags for the Homeless @ the Clubhouse .

****Volunteer Opportunity****

1st and 3rd Mondays of each month (unless it falls on a holiday); 11am - 2pm

Everyone is welcome to join (13+) and see what they do.

The sleeping bags are constructed using simple hand stitching and knot tying, training provided. They are down to two volunteers. Please make time to support this worthy cause. They appreciate all the help they can get.



HOA Fees Increased to \$40/mo July 1, 2024

Starting on July 1, monthly HOA fees increased to \$40. This change was approved during the Members' meeting on June 15, with 63% of voting members, either in attendance or by proxy, favoring of the increase.

This adjustment aims to address the decreasing funds in our operating accounts due to rising costs, issues with non-payment of dues, legal expenses for collections, and the need for improvements in our shared spaces.

Planning a special event? Rent the Clubhouse on North Lake

The Lakewood Community Center is the perfect setting for parties, reunions, picnics and all manner of functions. The center includes a spacious indoor meeting area, kitchen, covered patio with picnic tables, and plenty of room for kids of all ages to romp and play on the shores of North Lake.



Clubhouse Only Rental: Members: \$250/ day + \$150 cleaning fee.
Non-members: \$400/ day + \$250 deposit.

All fees are due at the time of booking. Cleaning fees are refundable when the space is left as it was found.

Call (903) 734-4127 on Tues or Thurs
to check availability and to make reservations



Ladies of the Lakes

1st Friday of each month

Ladies - Join your neighbors the first Friday of each month for lunch and camaraderie. We may go out to eat, or meet at the Clubhouse, or gather at a neighbor's house. Call the clubhouse for information.



Rainbow over Northlake
Photo by Angela Miles

Community Photos Needed

As we are working to improve our website, we have an urgent request for community photos. Submit community photos to livingatlakewood@gmail.com.

HOA Information

Accepting Credit Cards

A 4% convenience fee will be assessed for each transaction.

HOA Email Address

Please email livingatlakewood@gmail.com to reach your board members for questions and comments.

Newsletter submissions due by 12/10/2024.