

# AROUND THE LAKE



## THE LAKE ACRES ASSOCIATION, INC. NEWSLETTER

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(540)786-6516

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Visit us at: [www.lakeacreshoa.com](http://www.lakeacreshoa.com)

Our 2015 General Membership Meeting took place at the home of Kemper & Maureen Lear, where the election and installment of Officers for the remainder of 2015 took place.

### Welcome to our new officers listed below:

- **President** – Beth Holland
- **President Elect** – Roz Andrede
- **Vice President** – Don Holland
- **Treasurer** - Kemp Lear
- **Secretary** - Maureen Lear

Issues dealt with at this meeting concerned the budget for 2015, potential liens against delinquent assessments, installment of new combination locks on gate entrances, compliance with community covenants, and general neighborhood news. Minutes will be posted to the Lake Acres Website:

[www.lakeacreshoa.com](http://www.lakeacreshoa.com)

If you don't have web access, please contact Kemp Lear at 540-786-6516 if you'd like a copy of the minutes.

## 2015 HOA Dues

The Association voted to leave the HOA fees at \$25.00 per lot for 2015. Assessments will be

mailed on or about 6 April 2015 and will be due NLT 6 June 2015.

## Next Association Meeting!

The next Lake Acres Homeowner's Association meeting will be held on **Sunday 21 June 2015** at the Lake Acres Pavilion. Preceding the meeting will be a potluck picnic with the Association providing burgers, hot dogs and soft drinks. Per bylaw requirements, a mailing will confirm dates and the announcement boards will be set up at neighborhood entrances.



## Covenants

Have you read your covenants or deeds of dedication lately?  
There are very few restrictions,



but those that are in place should be respected. **It's key to remember that our covenants take precedence over County zoning regulations, and enforcement of regulations is up to the County.**

Our covenants state that: *"A recreational vehicle may be kept on the property to the rear of the front line of the dwelling constructed thereon."* Also, *"owners of lots in said subdivision, whether said lots be built on or not, shall keep their lots free of junk cars, weeds, undergrowth, garbage, trash and unsightly debris and litter."* If you have a vehicle of any sort that is not properly licensed and registered, it should not be visible in your driveway or on the street.

Also, *"No horses, chickens, pigs, hogs, sheep, goats, cows or other domestic or wild animals other than common household pets, nor any commercial kennel shall be kept or maintained on any lot in the subdivision."*

Finally, *"No commercial vehicles, trucks or equipment shall be parked on any lot except for a light pickup or panel delivery truck which may be parked to the rear of the front line of the dwelling constructed thereon."*

Renters are required to abide by the covenants; if you are a landlord it is your responsibility to see that your tenants are aware of their community responsibility.

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## BE A GOOD NEIGHBOR

There have been numerous reports of after-hours use of the Pavilion area, access by non-residents, and improper and/or illegal campfires. Members are reminded that the common area is for use by Lake Acres residents ***ONLY!*** Guests must be accompanied by a resident, and we do encourage adult supervision for family outings in the area.

Remember! The Association has voted that pavilion use hours are to be limited to daylight hours only; the common area is closed for access after dark unless a landowner completes and submits a pavilion use request (available on the web site!) **A word of warning:** If you access the common area after hours and we have no record of a request for use, you might find yourself locked behind a gate with no way of exiting until you contact one of the officers.

### **New Locks will be placed on the entrances to the common property on 1 May 2015.**

Combinations to the locks will be available to members in good standing (those who have paid annual dues for lots). You can contact any of the Association Officers for the combination when your lot assessments are verified as paid.

The association strongly encourages everyone to participate in the care and management of our neighborhood. Also, we ask that everyone take a look around and to "police" their own areas. We all should have a copy and be familiar with the Covenants and By-Laws that had conveyed with the purchase of our properties. If you do not have a copy of the Covenants, they are available on the web site at [www.lakeacreshoa.com](http://www.lakeacreshoa.com).

Finally, some of us are getting older and face issues with some of the physical effort necessary to keep things together. If you see or know of someone who can use a helping hand, please pitch in and help. Let's all join together and work hard to keep Lake Acres a desirable and sought after neighborhood as many of you have done for a number of years.

If you have any suggestions, or comments, please e-mail the webmaster at:

[webmaster@lakeacreshoa.com](mailto:webmaster@lakeacreshoa.com)