



THE LAKE ACRES ASSOCIATION, INC. NEWSLETTER

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Visit us at: www.lakeacreshoa.com

Our 2016 Annual Membership Meeting took place at the home of Kemp and Maureen Lear, where the election and installment of Officers for 2016 took place.

Welcome to our new officers listed below:

- **President**
Rosalind Andrade
- **President Elect**
Marie Ventura
- **Vice President**
Laura Thompson
- **Treasurer**
Kemp Lear
- **Secretary**
Maureen Lear

Issues dealt with at this meeting concerned approval of the budget for 2016, approval for improvements to the pavilion area, and negotiating with the landowner at 10200 Ni River Drive and Gordon Road for permission to erect a decorative Lake Acres entrance sign on the corner. Minutes will be posted to the Lake Acres Website:

www.lakeacreshoa.com



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

2016 HOA DUES

The Association voted to leave the HOA fees at \$25.00 per lot for 2016. Assessments will be mailed on or about 31 January 2016.



The board emphasized that it will seek legal judgments against lot owners who are more than three years in arrears on paying HOA fees. Costs associated with such filings can be added to the assessment.

Next HOA Meeting

The next Lake Acres Homeowner's Association meeting will be held at a date to be determined. Check the Web Page calendar frequently for announcements. Per bylaw requirements, a mailing will confirm dates and the announcement boards will be set up at neighborhood entrances.

Own a small business? Interested in babysitting or pet sitting? Do you offer a service that anyone in the Community could take advantage of? Please send the particulars to the webmaster and we'll see that you get some free advertising in the newsletter and on the web page.

Covenants

Compliance with the Lake Acres Covenants continues to be an issue brought to the attention of the board on a regular basis. While there are very few restrictions, those that are in place should be respected. It's key to remember that our covenants take precedence over County zoning regulations, but enforcement of regulations is up to the County.

One of the things our covenants really focus on is the presence of "junk cars" in the neighborhood. 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. You are responsible for seeing to it that the unlicensed, unregistered vehicle is out of sight. If you have one of these problems lying around, now might be a good time to call one of the charitable foundations that will remove the vehicle at no charge, provide you with a potentially valuable tax break, or even line your pockets with a tidy profit!



Our covenants also state: "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.

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 property owner, it is your responsibility to see that your tenants are aware of their community responsibility.

Getting to Know You

If you are new to Lake Acres, please let us know who you are so that we may welcome you properly, keep you informed on upcoming events and add you to our directory.

If you are interested in participating in any of the association committees or serving on the board, please contact any of the officers or committee chairpersons. And if you're an old hand, but know somebody new, please let us know about them.



A suggestion was made at the annual membership meeting in January to update a Lake Acres Directory to be provided to all HOA members. Please let us know if you have any concerns about posting your address information in the directory. The directory **WILL NOT** be published on the web page where it would be accessible to the general public.

The webmaster appreciates any and all suggestions for features or articles. Need to put something on the calendar? Got any great pictures of the Community? Send them to the webmaster at: webmaster@lakeacreshoa.com in .jpg format and we will get them in the next newsletter and onto our web page.

Pavilion Improvements

At the January meeting, the Association approved the purchase of pea gravel and railroad ties to construct a decorative border around the pavilion.



Stay tuned for an announcement on a workday to finish this project.

Be a Good Neighbor

Despite continued notices, there continue to be instances of unauthorized after-hours use of the Pavilion area, access by non-residents, and improper and/or illegal campfires. Please remember 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.

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 have 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.

Finally, some of us are getting older and face issues with some of the physical effort necessary to keep things together – witness

the efforts required to shovel snow in the blizzard of 2016. 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.



Shaw Drive during Blizzard of 2016

If you have any suggestions, or comments, please e-mail the webmaster at webmaster@lakeacreshoa.com

Please Drive Carefully

Again, we repeat a constantly heard refrain in Lake Acres: **Please slow down and drive carefully in the neighborhood.** If you have not noticed, there are many small children playing in the area, and a number of residents walk their pets on the roads, sometimes after dark.



Speeding raises concerns for all of us. With the advent of warmer weather, there will be a lot of joggers and walkers as well. Please be cautious and THANKS!!