



AROUND THE LAKE

THE LAKE ACRES ASSOCIATION, INC. NEWSLETTER

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www.lakeacreshoa.com

2008 Finally gets off the Ground with New Officers

Our first General Membership Meeting since 2007 took place at Kemper and Maureen Lear's home, where the election and installment of Officers for the remainder of 2008 and all of 2009 took place.

Welcome to our new officers listed below:

- **President**
Mike Boitnott
- **President-elect**
Kemp Lear
- **Vice President**
Keith Rodney
- **Treasurer**
Michelle Boitnott
- **Secretary**
Drake Riggins

Some of the issues dealt with at this meeting concerned the budget for 2009, required registration with the Virginia Department of Professional Occupational Regulation,

procurement of new locks for the gates and the pavilion storage closet (combinations to be provided when dues are paid, improper use of the pavilion, and general neighborhood news. Minutes will be posted to the Lake Acres Website:

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.

2008 Dues

The Association voted to leave the HOA fees at \$25.00 per lot for 2008 and 2009 and will assess 2008 dues before the end of the calendar year with 2009 dues to be assessed on the regular cycle

Next Association Meeting

The next Lake Acres Homeowner's Association meeting will be held



Community Interest

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. We know we asked before, but we promise to do better!

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.

Lake Acres Web Site

Once again, we're going to focus on updating a the Lake Acres web site so you can keep up-to-date without mailing (don't worry, if you aren't computer linked, we'll always make sure the newsletters and important information are mailed to your home address). Our site will provide a

place for keeping you informed on Comings and Goings and the activities of the Association (it might even help put a little spark into Association business). One advantage of the on-line newsletter will be the capability to see the publication in color. You'll find us online at www.lakeacreshoa.com. Stay tuned and you'll see our website shine. 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

webmaster@lakeacreshoa.com

in JPG format and we'll get them in the next newsletter and onto our web page.

ADOPT-A-HIGHWAY

The Lake Acres Adopt-A-Highway team will swing into action on **Sunday, 9 November at 1:00 PM**, assuming the weather cooperates. It's a Redskins bye week, so that excuse won't fly. Our community maintains the two-mile section of Gordon Road (Rt. 627) between the Ni River Bridge and Goshen Baptist Church. All residents are invited to participate. The more, the merrier! This is a great way to meet friends and neighbors and the more help we can generate, the faster the work goes. Normally, a crew of eight can clean the roadway in about two hours. No special skills are needed, just a willingness to work and a pair of sturdy gloves. Bags and road vests will be provided.

Covenants

Have you read your covenants or deeds of dedication lately? There are very few restrictions, but there are some that are in place and should be respected. 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 and provide you with a potentially valuable tax break! Our covenants also 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. 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."

Also, 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.

BE A GOOD NEIGHBOR

Residents are reminded that the properties around the pond (not on the reservoir) are private. Unless you have permission from the landowner, you do not have access to the pond for fishing or recreation purposes. Many of the Pond People are glad to extend access rights if you ask, but we would remind you that just because you've fished in the pond for years, you shouldn't assume that it is open for access to all.

Also, there have been numerous reports of after-hours use of the Pavilion area, access by non-residents, improper and/or illegal campfires, and destruction of some of the picnic tables. Members are reminded that the common area is for use by Lake Acres residents **ONLY**! Guests must be accompanied by a resident, and we

would encourage adult supervision for family outings in the area.

Homeowner's Directory

We have recently completed an updated version of the Lake Acres HOA Member Directory. Look for it in the mail. We won't put the directory on the web site because it would be accessible to the general public.

A Note from Your New President

It is my pleasure to serve as the President of Lake Acres Homeowners Association for the remainder of 2008 and 2009. Many thanks go out to the 2007 Board Members and Committees. The new Board Members and I, along with the Committees, are excited and eager to face the challenges of the upcoming year. Our goal is to approach all challenges with a positive attitude and to invite your thoughts and opinions.

I strongly encourage everyone to participate in the care and management of our neighborhood. Also, I 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 @ www.lakeacreshoa.com. Let's all join together and work hard to keep Lake Acres a desirable and sought after neighborhood that many of you have done for a number of years. I challenge all of the newcomers like myself to continue this effort.

If you have any suggestions, or comments, please e-mail me mike@eraanchorprop.com. I look forward to seeing you all at the Pavilion for the neighborhood cleanup day on November 15 @ 1:00.

Mike Boitnott

