

AROUND THE LAKE



THE LAKE ACRES ASSOCIATION, INC. NEWSLETTER

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Visit us at: www.lakeacreshoa.com

We attempted to hold a General Membership Meeting on 25 April 2013, but a quorum of members did not attend, and no business was conducted.

The primary issue to be dealt with at this meeting was the need to obligate funds for repairs to the pavilion on the common property. We are in bad need of a new roof, and require repairs to the door to the storage room, which has once again suffered from thoughtless vandalism. During the week of 24 May, the association is mailing out 2013 Lot Assessments, this newsletter, and a voting form to help us determine whether we can go forward with the needed repairs. Please complete and return this form as soon as possible. The deadline for responses is 28 June. Thanks for your attention.

Also, we need volunteers to serve as board officers for the upcoming year. The current officers have been in place for several years. If we can't find volunteers to serve, we may be forced to turn to an HOA Servicing Company to manage the business of the community. Such services are not cheap, and would certainly be reflected in the amount we all pay for the annual assessment. We'll probably discuss this at length at our next HOA general meeting.

2013 HOA Dues

The Association Officers voted to leave the HOA fees at \$25.00 per lot for 2013. Assessments will be mailed on or about 24 May 2013 and will be due 28 June 2013.

Next Association Meeting??

A date for the next Lake Acres Homeowner's Association meeting has not been set. If we get a positive decision on making repairs to the pavilion, we may schedule a meeting to celebrate the new roof. 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.

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.

If you are interested in free firewood, there are several large logs that were taken down last year and need to be removed.

We all Love our Dogs!!

But some of us really don't appreciate some of the items fido leaves behind. Please do walk your dog through the neighborhood, but if you do, please carry a baggie so you can carry the leftovers away from your neighbors yard.

Lake Acres Web Site

We try to keep the Lake Acres web site current so you can keep up-to-date without snail mail (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. 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. If you don't have web access, please contact Kemp Lear at 540-786-6516 with questions.

Covenants



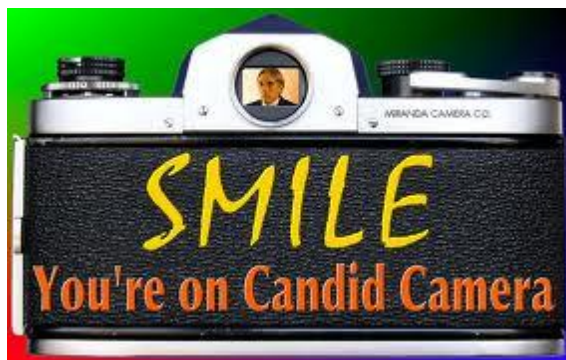
We always ask: Have you read your covenants or deeds of dedication lately? There are very few covenant restrictions attached to Lake Acres ownership, but those that are in place and should be respected. As noted before, our covenants focus on is the presence of "junk cars" in the neighborhood. If you 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!

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. That's a kind hint to make sure that when you mow and trim your yard, please make sure of keeping the right of way trimmed as well. We have fielded several complaints about unsightly weeds and undergrowth

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 again 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.



As some folks have noticed, the Association has procured several game cameras that are being used to monitor traffic at the pavilion area.

There continue to be reports of after-hours use of the Pavilion area, access by non-residents, improper and/or illegal campfires, and destruction of some of the older wooden picnic tables. In addition, we have found evidence of illegal drug use and romantic trysts in the area. We have been in touch with the Spotsylvania County Sheriff and they have promised to provide periodic patrols.

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. And the cameras are working quite well; we often retrieve as many as 300 images during a two week period. Some are of wildlife, but we have several very interesting shots of "residents" who are clearly in the area after hours.

If you have any suggestions, or comments, for future newsletters, please e-mail the webmaster at

webmaster@lakeacreshoa.com