

# AROUND THE LAKE



## THE LAKE ACRES ASSOCIATION, INC. NEWSLETTER

Publishers: Maureen & Kemp Lear

Vol. 1

Issue: 7

Date: May 2014

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

---

Our 2014 General Membership Meeting took place at the Lake Acres Pavilion, where the election and installment of Officers for the remainder of 2014 took place.

### Welcome to our new officers listed below:

- **President**
  - George Knight
- **Vice President/Treasurer**
  - Kemp Lear
- **Secretary**
  - Maureen Lear

Issues dealt with at this meeting concerned the budget for 2014, presentation of repairs to the pavilion area, and 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.

## 2014 HOA Dues

The board voted to leave the HOA fees at \$25.00 per lot for 2014/15. Assessments will be mailed on or about 5 May 2014

## Next Association 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.



# 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!

At the members meeting, The Association voted on expenditures to cover cleaning up some of the brush and downed timber at the pavilion and on the common grounds. The Association will also be scheduling general clean-up dates that will be posted to the web page.

---

## 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.

## Lake Acres Web Site

At the association meeting, a proposition for offering a paperless option was approved. Members may opt to have important communications delivered by email. Our web 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](http://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](mailto:webmaster@lakeacreshoa.com)

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

---

## Covenants



Have you read your covenants or deeds of dedication lately? There are very few restrictions, but those that are in place and 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.

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 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.

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.

---

## 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 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.

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](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)