

HOA ACCOUNTING IS NOW OUTSOURCED

The transition from inhouse accounting to our contracted accounting service is nearing completion. An information packet has been mailed from **Clark Simpson Miller HOA Accounting Group** to all Lakewood HOA members. If you have not already done so, please read the information carefully. There are changes in how and where your dues are paid.



The Lakewood business office will no longer be staffed.

Should you have questions concerning financial matters *after reviewing the CSM information packet*, you may contact Clark Simson Miller directly —

Email: support@csmhoa.com or Phone: (865) 315-7055 8am to 4pm. M-F

For all other Lakewood HOA information and questions, contact Frank Adam, Association Secretary —

Email: frankmadam@gmail.com or Phone/text: (903) 738-7113

Email or text at any time. I will reply in kind. Please phone only during typical business hours Monday through Friday.



The Firewise USA® program provides a collaborative framework for neighbors to reduce wildfire risks at the local level. The national recognition program's annual criteria is designed to empower and engage residents living in wildfire-prone areas with a plan and actions that can increase their home's chances of surviving a wildfire, while also making it safer for firefighters.

Glenwood Acres VFD representative, Terry Conyers, met with the Board of Directors to discuss Lakewood's involvement in and compliance with the Firewise program. Among the topics discussed were:

- ♦ The West Lake dam to be accessible to emergency and rescue vehicles.
- ♦ Glenwood Acres VFD requests access to the gate on North Lake boat ramp to serve as a quick-fill area for tanker trucks.
- ♦ The field beside Lakewood clubhouse to be designated as an emergency evacuation landing zone.
- ♦ Standardization of house numbering system. Glenwood Acres VFD to clearly mark Dead End Streets



The Board of Directors agreed in principle to all requests. We will keep you abreast as details develop.

Glenwood Acres VFD is recruiting auxiliary support personnel to assist with traffic control, aid to firefighters and other support related tasks. And Mr. Conyers will welcome new firefighter applications as well.

Call (903) 734-5999 for full details.

QUARTERLY FINANCIAL OVERVIEW

Balance 07/01	\$26,797.75
Revenue	\$8,234.44
Expenditures	\$10,696.70
Balance 08/31	\$24,335.49

LAKESWOOD DIRECTORS

- President
Gary Mann
- Vice President
Richard Rossouw
- Treasurer
Robert Albright
- Secretary
Frank Adam
- Sergeant at Arms
Wayne Oney
- Representative at Large
Vacant

FALL MEMBERS MEETING

Saturday, November 10
at 2:00 PM

NEW TO LAKEWOOD?

Welcome to the community!

Our newly established **Welcome Wagon team** will be properly greeting all of our most recent members during the next few months. So if you have joined Lakewood HOA this year, you can expect a call from a Welcome Wagon team member soon.

Your Welcome Wagon visit will be quite informative.

However, if you have immediate questions about Lakewood HOA or need help with local logistics, you do not have to wait for the Welcome Wagon. Feel free to call (903) 738-7113 during normal business hours (or text anytime) and we will do our best to meet your needs.



LAKEWOODNOW.NET

With the Lakewood office no longer staffed, getting association news and information isn't as straightforward as it has been. Therefore, we are striving to make such information



available anytime you need it at lakewoodnow.net. Some downloadable documents and forms are already available on the site's home page.

Visiting the website is quick and easy; and it's always open. You can see what there is to be seen; read whatever interests you; comment on any post you want to, then be on your way. You don't even have to say 'Goodbye'.

But if you have something to say, ask or discuss,

you can do all of that on **The Backside**, a social network exclusively for use by Lakewood HOA members. There isn't a lot there yet. That's up to you. Use it as you see fit, just keep your posts family friendly.

After you have given the website a good looking-over, we would like your opinions on what we have so far and your ideas for making lakewoodnow.net an even better communications platform for Lakewood HOA members and website visitors.

YARD OF THE QUARTER

Lawn stuff wilts and dies in Autumn. We all know that.

So this quarter's Yard of the Quarter focus will be on **holiday decorating**.

Our scouts will start cruising the streets at night soon after Halloween, scoping out your twinkle and glitter, searching for the best expression of Christmas spirit in Lakewood.

If you see a yard that looks like a winner, pass the address along to us via the contact means in the footer. We do not want to overlook any contenders.



Directors Election

Lakewood HOA has two (2) Director's seats to fill during the Winter Members Meeting on February 9, 2019. Candidates must formally apply for ballot consideration before November 30, 2018.



Five Traits of Successful HOA Director

1. Honesty/Integrity
2. Patience/Consistency
3. Imaginative open-mindedness
4. A Team Player
5. A Good Listener

Throw in a tad of common sense and a desire to serve your community, the rest will fall in place.

Contact Frank Adam (903) 738-7113 to obtain a Director's candidate application.

SERVICE DIRECTORY

Even if you haven't been at Lakewood for very long, you may have already experienced the trial-and-error process of finding competent service providers when household problems arise.

If, on the other hand, you have been around for a while and know the ropes, your neighbors could benefit from your experience.

Lakewood HOA is in the process of compiling a service directory focused particularly on residential repair service providers.

Let us know who does what and does it well. Tell us how to contact the guy who fixed your leaking faucet, found that annoying electrical problem or whatever other services you deem appropriate. This is a referral only directory. One member's reference is enough to get the service provider on the list.

You can pass your preferred service provider's info along to us using the contact info in the footer or go to lakewoodnow.net, click the *Contact* link in the menu bar and send us the details.

It's the neighborly thing to do, don't you think?

BOAT RAMP LOCKS

You can now launch your boat without calling anyone to unlock the boat ramp gates.

The padlocks have been replaced with combination locks; the same combination for both boat ramps. Combinations will be changed each quarter.

Lock Operation

Set the numbers to **8245**. Press the shackle toward the lock body and release to unlock.

Scramble the numbers before closing the shackle to lock.

Please lock ramp gates before leaving the lake.