



Our Village Voice Newsletter

Lakewood Village of Punta Gorda HOA, Inc.

www.lakewoodvillagehoa.com

Issue No. 247

January 2019



Clubhouse Pictures:

Left to Right: Dining Room—Game Room—Library—Dining Room



**Thanksgiving Day Potluck Dinner
(First activity in renovated clubhouse)**

ASSOCIATION OFFICERS

President	Ken Hamlin
Vice President	Anne Lennon
Secretary	Gloria Emery
Treasurer	Bob Green

ASSOCIATION DIRECTORS

Chris Bennett	2021
Ruth Brooks	2019
Gloria Emery	2019
Joe Glasgow	2019
Bob Green	2020
Ken Hamlin	2020
Anne Lennon	2021
Judy Oliver	2020
Cheryl Wellence	2021

***After hour emergency phone number:
941-575-1286 – press #9 from the selection
options***

GREETINGS FROM THE PRESIDENT

Ken Hamlin, 517-605-0022, akhamlin@tc3net.com



It's the first week of December and I am trying to write about what's happened this month and it's just starting. For being the first week of the month though a lot has happened already.

Your board met with the new owners of the park on the sixth of December. At this time, it seems like it was a very productive meeting. Among our concerns was finishing up inside of the clubhouse, getting some shade for outdoor activities and general park maintenance. At this meeting they seem to be very receptive to our needs and suggestions. We will be looking forward to meeting with them again in the near future on other issues.

On Friday, December 7, at morning coffee we had a very nice Veteran Tribute planned by Nancy Berntsen, Bob Elliott and John Larson. Also a thank you to Alice Marocco, social activity chairperson, who coordinated the activity. We all had a chance to take a little time out and reflect on how lucky we are to live in this country. A little sad addendum to this is that Nancy will be leaving us. We wish her and Dale the best of luck, but we really would like them to stay. We will miss the both of them and all they do for our community.

The January calendar looks pretty packed. Look for the blood drive on the 10th of January. The need is always great. All our activities are in full swing. Check out the

dates on the calendar and come and enjoy the good times and meet some new friends.

This month is also our HOA Annual Meeting. We need your support. Please get your dues in to Ruth Brooks or Bob Green. This meeting is the one when we vote on members for the Board. Read their bio's which are printed in the newsletter and be prepared to vote. Your board is a part of what goes on in and around the park and affects you directly in many ways. Please take the time to come and participate. This is your organization.

Have a good month and enjoy the sunshine.

MEETING MINUTES

LAKWOOD VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

November 16, 2018

President Ken Hamlin opened the meeting at 10:30 a.m. Officers present: President Ken Hamlin, Vice President Anne Lennon, Treasurer Bob Green, and Secretary Gloria Emery. Directors present: Ruth Brooks, Cheryl Wellence, Chris Bennett, Judy Oliver and Joe Glasgow by skype. Guests present: Leo Wellence, Cheryl Schrack, Jo Hilliker, Fran Gaydosh, Barb Sawyers, Rosalyn Green and Mary Glasgow.

MINUTES:

Motion made to accept the board meeting minutes of October 19, 2018 by Bob Green supported by Judy Oliver. Minutes accepted unanimously.

TREASURER'S REPORT:

Motion made to accept the October treasurers report by Joe Glasgow supported by Anne Lennon. Treasurer's reports accepted unanimously.

Financial report as of October 31, 2018:

Balance Sheet:

Cash and bank accounts	\$25,673
Other Assets	1,148
Fixed Assets	4,820
Total Assets	<u>\$31,641</u>

Income Statement:

Liabilities	\$ 30
Equity	31,611
Total Liabilities & Equity	<u>\$31,641</u>

PRESIDENT'S REPORT:

Several board members attended a seminar hosted by attorney Lee Jay Colling & Associates.

Recommendations from the meeting:

A notebook be set up for each new board member with pertinent information regarding being a HOA board member.

**LAKWOOD VILLAGE HOMEOWNERS
ASSOCIATION MEETING**

November 27, 2018

Secretary should become a notary.
According to Statue 723.037 the HOA should attain signatures (one time) of the majority of homeowners for the purpose of allowing the committee to negotiate with the owners regarding rent increases each year.

CORRESPONDENCE: None

ANNOUNCEMENTS: None

COMMITTEE REPORTS:

Liaison: No report

By Laws: No report

Safety/Neighborhood Watch: No report

Building Maintenance: No report

Activities: The next two social events will be Veterans Tribute on December 7th after coffee and Christmas party on December 12th. No caroling this year.

Website: Website seems to be working at this time.

UNFINISHED BUSINESS:

A draft of rental rules and guidelines was presented. A board representative will meet with management regarding this and see if they have any additional items to add and suggest that they enforce these rules for the wellbeing of homeowners.

The rent negotiating committee met with the owner and management. The committee conducted their own survey of several parks in the area regarding rents and determined our rents are equivalent with other parks. It does not look like we will get any reduction in rents for 2019.

Park sale completed on November 13, 2018.

NEW BUSINESS:

HOA members who have agreed to run for the board for a three-year term are:

Joan Bollinger

Ruth Brooks

Gloria Emery

Joe Glasgow

Traci Sweet

Cherryl Teller

Last day for nominations is December 21, 2018.

Association meeting for November changed to November 27, 2018 because of the clubhouse not being completed.

Motion by Bob Green to give \$100 bonus to Steve and Dewey and \$50 for part time maintenance man. Supported by Anne Lennon. Motion accepted unanimously.

Next board meeting December 21, 2018

Meeting Adjourned at 11:45 am

Respectfully submitted,

Gloria Emery, Secretary

The membership meeting of Lakewood Village Homeowners Association was held on Tuesday, November 27, 2018 in the clubhouse. Secretary Gloria Emery reported the total household memberships to date is 156. The total number of households represented this evening is 77 plus 14 proxies for a total of 91 thus a quorum was confirmed. Attendance takers were Rosalyn Green, Barb Sawyers and Maureen Schutte. Meeting called to order at 7:00 p.m. by President Ken Hamlin. Officers present: Ken Hamlin, Bob Green, Gloria Emery and Anne Lennon. Directors present Judy Oliver, Chris Bennett, Ruth Brooks, and Cheryl Wellence.

Pledge of Allegiance to the flag was led by Gerold Schutte. Invocation was given by Chuck Emery.

Secretary Gloria Emery read the minutes of the March 27, 2018 association meeting. A correction to the minutes was noted under the Treasurers report. The date of December 31, 2018 needs to be changed to December 31, 2017 regarding the allocation of \$2,000 payable to the legal fund. A motion was made by Joy Markovics to accept the minutes as corrected. The motion was supported by Bob Gaydosh. The minutes were approved by unanimous vote.

Treasurer Bob Green gave the treasurers report as of October 31, 2018.

Balance Sheet:

Cash and bank accounts	\$25,673
Other Assets	1,148
Fixed Assets	<u>4,820</u>
Total Assets	<u>\$31,641</u>
Liabilities	\$ 30
Equity	<u>31,611</u>
Total Liabilities & Equity	<u>\$31,641</u>

Income Statement:

Total Income Year to date	\$21,903
Total Expenses Year to date	<u>19,223</u>
Net income Year to date	<u>\$ 2,680</u>

A motion was made by Gail Cigler to accept the treasurer's report as of October 31, 2018 as presented. The motion was supported by Marge Morrison. The Treasurer's report was accepted by unanimous vote.

PRESIDENT'S REPORT:

The year 2018 has been an unusual year with LWV being owned by two different companies, managed by two different companies and three office managers. The board will be meeting with the new management company on December 6, 2018. New authorization forms need to be signed at the office in order to continue with automatic

rent payments. Some of the activities will resume this week. Inside mailboxes are back in place temporarily until new ones can be made.

CORRESPONDENCE: None

COMMITTEE REPORTS:

- LIAISON: No report
- BYLAWS: Bylaws are on the website and printed copies can be obtained from the committee for any resident that has not received a copy.
- SAFETY/NEIGHBORHOOD WATCH: A representative from the sheriff department will be making a presentation at a Friday morning coffee in the near future.
- BUILDING MAINTENANCE: Dale Berntsen looking for volunteers for putting up the Christmas lights.
- ACTIVITIES: Three more activities for 2018 are: Veterans Tribute, Christmas Caroling party and New Year's Eve party.
- WEB SITE: Bob Green reported that the website is currently working with the host company being Lycos.
- LADIES LUNCHEON: MaryAnn Croson gave a report on the successful luncheons held in 2018 and looking for someone to host March 2019 and, she would like someone to take over chairing the

committee.

UNFINISHED BUSINESS:

Ruth Brooks reported that the rent negotiating committee met with Cobblestone in October regarding the rent increases. The committee also conducted their own survey of several parks in the area regarding rents and determined our rents are in line with other parks. It does not look like we will get any reduction in rents for 2019.

Jim Tisdale is going to check to see why the base rates for water and sewer had gone up with the December 1, 2018 rental invoices.

Several board members attended a seminar hosted by attorney Lee Jay Colling & Associates and one of the recommendations was that according to Statue 723.037 the HOA should attain signatures (one time) of the majority of homeowners for the purpose of allowing the committee to negotiate with the owners regarding rent increases each year.

NEW BUSINESS:

Barb Sawyers, chairman of the nominating committee presented the slate of candidates running for three open positions on the board of directors for three-year terms. Candidates are: Joan Bollinger, Ruth Brooks, Gloria Emery, Joe Glasgow, Traci Sweet and Cheryl Teller. If anyone else is interested in running they must submit



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their name to the committee before the December 21, 2018 board meeting. Biographies on each candidate are printed in the December newsletter.

Bob Green made a motion that the 2019 LWV membership dues be maintained at \$10 per person per year. This will be the same amount as the 2018 dues. Any new homeowner that pays on or after September 1st would pay the current year set amount and would be paid through December 31st of the following year.

Supported by Anne England.

Jim Tisdale amended the motion to reduce the membership dues to \$5 per household for 2019. Motion supported by Bill Wiggins. Motion defeated.

The original motion made by Bob Green was voted on and passed with 3 members opposing.

ANNOUNCEMENTS:

Anne Lennon gave details of the Ladies Christmas luncheon to be held on December 20, 2018.

Dar Herner asked if the residents would be getting new keys to the clubhouse.

Bill Thompson asked the following questions:

Do we have first aid kits on site and where are they located?

Are the fire extinguishers going to be replaced?

Bill stressed the concerns of some of the residents of LWV in getting a defibrillator installed in the clubhouse for safety of all residents living in the community.

Pancake breakfast postponed due to the new kitchen not fully functional at this time.

Sherry Lawson noted that the office had been closed due to internet problems and she could not pay her rent and felt that homeowners should be allowed extra days to pay their rent. She also asked about getting the streets named in the park with new signage.

Next board meeting December 21, 2018

Next association meeting January 22, 2019

Motion made by Gail Cigler to adjourn meeting. Motion supported by Anne Lennon.

Meeting adjourned 8:10 pm.

Respectfully submitted,

Gloria Emery, Secretary

HOMEOWNERS ASSOCIATION
FINANCIAL REPORT

Bob Green, Treasurer, 517-902-6288, rlrjgreen@gmail.com

The following is condensed information regarding the financial reports for the year-to-date period ending November 30, 2018. If you wish to review the detail reports, you can contact me, and I will email you a copy.

Balance Sheet

Assets:

Cash and Bank Accounts	\$27,052
Fixed Assets	4,679
Other Assets	<u>913</u>
Total Assets	<u>\$32,644</u>

Liabilities and Equity:

Accounts Payable	\$ 0
Other Liabilities	980
Equity	<u>31,664</u>
Total Liabilities and Equity	<u>\$32,644</u>

Income Statement

Income:

Activities and Socials Association	\$20,685
	<u>2,102</u>
Total Income	<u>\$22,787</u>

Expenses:

Activities and Socials Association	\$14,296
	<u>5,759</u>
Total Expenses	<u>\$20,055</u>
Net Income	<u>\$ 2,732</u>

RESIDENT INFORMATION

Bob Green, Treasurer, 517-902-6288, rlrjgreen@gmail.com

The following are changes to the resident lists.

Lot # Names Phone #

New Residents:

16	Frank & Jackie Vulpis	732-589-0355
68	Greg & Barb Lein	608-751-5980
75	Terry Mason	
	& Nancy Martin	765-427-1467
106	Phil & Alaina Lewis	519-993-5200

Changes:

78	Dale Berntsen	218-729-9664
	(Phone change)	
78	Nancy Berntsen	218-940-0779
	(Phone change)	

REMEMBER: If you know of new residents who have not been listed in the newsletter or are not on the resident lists, please let me know.

If you need updated resident listings, you can request them by sending me an email. I will email the lists back to you.



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WATER AND SEWER BILLINGS

Questions have been asked about the increase in our water and sewer rates and the explanation found here will help to clarify.

When the new park owners pulled the city rates, they found that we have been billed according to old rates. New rates were established, by the city, on October 1, 2016. Therefore, the increase in our charges in the amount of \$7.00.

Published Rates prior to 2016	Published Rates effective 10/1/16	
Prior Sewer Base Rate: \$31.55	Current Sewer Base Rate: \$34.12	Difference \$2.57
Prior Water Base Rate: \$8.93	Current Water Base Rate: \$13.36	Difference \$4.43

The next question was what does the \$34.12 and \$13.36 represent.

The Base Rates of \$34.12 for sewer and \$13.36 for water represents the FLAT RATE FEE which is charged to ALL water and sewer users regardless of what type of home you live in. In addition to the Flat Rate Fee there is a charge per thousand-gallon individual usage.

This information was obtained from the Punta Gorda City Office on December 6, 2018.

WELCOME NEW NEIGHBORS

Submitted by Cheryl Schrack



In November, I spent time welcoming the following to our community.

Greg and Barb Lein of Lot 68: Greg and Barb purchased their home after the devastation in Marathon last year. They are friends of Chris and Karen Jensen of Lot 73. They recently returned to settle in for our Season. They are from Milton WI. Barb owned a florist shop, and has many skills associated with that. Greg is a Viet Nam veteran (Army) and was employed in manufacturing before retirement.

Terry Mason and Nancy Martin of Lot 75: Terry and Nancy are from Indiana, where Terry was an insurance agent and Nancy was a hairdresser. They both love to travel and enjoy cruising. Nancy loves to read, and I hope will be an active member of our Book Club.

Phil and Alaina Lewis of Lot 106: Phil and Alaina hale from the north, Ontario Canada, to be exact. Being from that country up north, they are only permitted to enjoy our sunshine for a brief period. We are lucky they chose our paradise for the winter months. Phil was a general contractor pre-retirement, and Alaina is a real estate agent with Re/Max. She did mention she cannot practice her calling here (license issues), but she does love what she does.

Frank and Jackie Vulpis of lot 16: Frank and Jackie come to us from Toms River, NJ. Frank was in Information Technology and Jackie was in medical billing. Frank spent his leisure time as a Baseball Umpire and loves to watch sports activities. Jackie likes gardening and exercise classes.

Please say hi to our new neighbors and welcome them all to our paradise.

LAKWOOD VILLAGE DIRECTORY



If you participated in having your picture taken, you are entitled to receive the directory app to put on your computer, iPad, Kindle and cell phone. Contact Bob Green at rlrjgreen@gmail.com and ask him to send you the link to the directory.

This app is easy to install and has proven to be very helpful in having your Lakewood neighbors and friends contact information with you. If you have not requested the app from Bob, we encourage you to do so. You will find it a helpful tool to have.

Precautions were made to verify the directory information was correct. However, mistakes can be made so if you see your information has an error in it, contact Bob Green to have it corrected. The correction can be made to the mobile directory (and appears as soon as the correction is made) but, of course, the correction will not appear in the printed directories until the next printing.

HOMEOWNERS MEMBERSHIP

DUES

At the November membership meeting, the annual dues for 2019 was voted to remain at \$10 per person for 2019. This amount needs to be paid for each resident in the household. Dues are to be paid to Bob Green, Treasurer, lot #198, or Ruth Brooks, Assistant Treasurer, lot #200. *It would be helpful if you could issue a check for your dues.* That gives you



...continued on page 8



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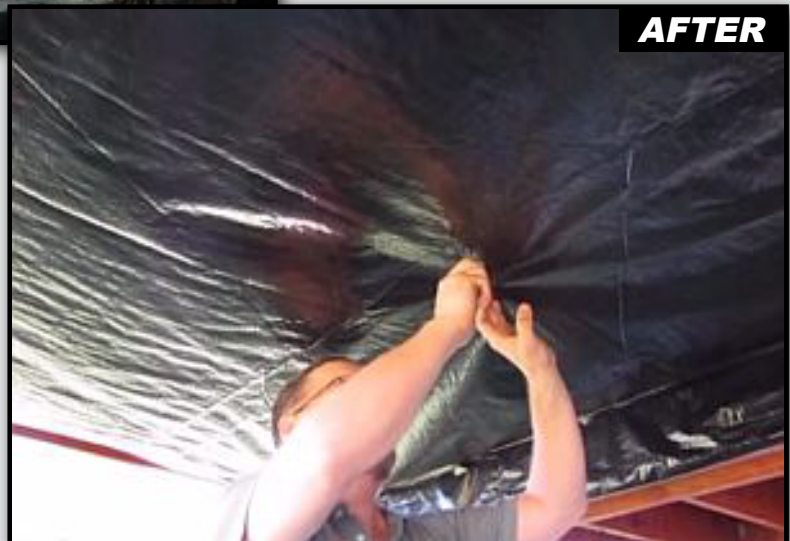
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and the association a good record of the payment. Your payment can be given directly to Bob or Ruth or put in their inside mail box at the clubhouse.

The \$10 per person is an inexpensive membership. We encourage all residents to join. Please do not confuse the dues with the Florida statute regulations only giving one vote per household at association meetings. The dues are used to help fund the operational costs of the association, such as, insurance, purchases of equipment or furnishings, filing fees required, office supplies, postage, etc. The total dues collected does not cover these costs. The difference is made up with the fees charged to attend the many activities sponsored by the association. The social activities are self-supporting with no monies used from dues.

The association represents all residents and not just members. Therefore, do your part and join for 2019 and help fund the association operations. And become involved in your association. We are always looking for good people to become board members and to help on activities.

BUSINESS FAIR 2019

Submitted by Dean Helsom, #69

The 2019 Business Fair has been scheduled for Wednesday, January 23, 2019. The Fair will start at 10:30 am and finish up around 1:30 pm. Lunch will be served offering hard and soft tacos as well as taco salads. All proceeds will go to the Lakewood Village HOA. Please come out and see what products and services are being offered by these local merchants. There will also be door prizes and raffles for those who attend. Please support the Business Fair and please join the HOA

PANCAKE BREAKFAST

First Saturday of each month:

January 5 – February 2

March 2 - April 6

8:00 to 9:30am

Cost: \$3.00 per person

All-you-can-eat pancakes

3 Bacon or Sausage

Coffee, Tea, Juice

See you there!!



Carry outs available for shut-ins:

**Call Carl Glass
734-776-2559**

Hamburger Cookout

First Wednesday of each month

January 2

February 6 • March 6

April 3

Serving begins at 5:00

Menu consists of

Burger ~ Chips ~ Condiments

Bring your own drink!

\$3.00 per burger



PICTURE DIRECTORY

Submitted by Ruth Brooks

You may recall that our picture directory can be reprinted with updates (at no cost to us) if we have a minimum of 15 new sittings. On **Saturday, February 2, 2019** the photographer is scheduled to come to our clubhouse. We are calling out to all new residents, any residents that didn't have their photo taken this past January, or anyone else who would like their photo updated to keep this date in mind.

If you had your picture taken and are happy with the picture currently in the directory it is not necessary to be re-photographed.

There will be more information in a few weeks about making your appointment. For now, maybe you can

just pencil in the date on your calendar, that's Saturday, February 2, 2019, and practice your smile!

WALKING YOUR DOGS

Many residents have dogs and one of the duties of having a dog is to walk the dog several times a day. This allows good exercise for the dog as well as the owner.



Of course, when the dog walks it has a need to relieve itself. The owner has the responsibility of picking up the dog's deposit that many times is done in your neighbor's yard. In addition to these deposits, the dog urinates several times during the walk. Please be considerate by not letting your dog do these functions in a residents landscaping. These residents have to weed, trim and fertilize the landscaping and do not like having to do this when a dog has relieved itself in these areas.

So please remember this the next time you walk the dog.

LADIES BOOK CLUB

Submitted by Merle Klein

The ladies book club will meet on the first Thursday of each month at 1:00 PM. First regular meeting will be held January 3, 2019 in the clubhouse. Our book selection for the first month will be A Gentleman in Moscow by Amor Towels.

Our February meeting will be February 7, 2019. The selected book will be The Red Tent authored by Anita Diamant.

Any questions or concerns feel free to contact Merle Klein at msavageklein@gmail.com.



January 10 Blood Drive

There will be a BLOOD DRIVE on Thursday, January 10th from 9-1, in front of the clubhouse. Please sign up on the sheet in the notebook beside the inside mail-boxes, or just stop by when you see the BIG RED BUS.

Thank you!!!

Mary Ann Croson, #26
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LADIES LUNCHEON

Submitted by Cheryl Teller

January Ladies Luncheon will be held on Thursday January 10th at "ORIGAMI" in Fort Myers located on Daniels Parkway. We will leave here by 11:15 am and should arrived by 11:45 to 12:00 noon.

Origami is a Korean/Japanese restaurant which also has sushi for those more adventurous. Korean food is not spicy, but you can get it spiced up if you care to. I have been eating at Origami for 9 years and I find it very enjoyable. Please sign the sign-up sheet in the notebook located near the inside mailboxes for a fun and tasty afternoon. If anyone has any questions, contact Cheryl Teller # 72 or call 269-625-1109.

NAME TAGS

Submitted by Cheryl Wellence

We are welcoming many new residents in the park. If you need to order a name badge with your name and state or name and Lakewood Village, please see me at lot 149 or call me to order at 561-312-5585. I am always at Friday coffee. They are \$7.50 per name tag. The money is needed before an order is placed. These are what they look like.



MEET THE BOARD CANDIDATES

In January at the annual meeting, the HOA members will be electing directors to fill three open positions on the board. So you can become familiar with the candidates running for these positions, we have listed information on these people. If you do not know any of them, be sure to introduce yourself and learn more about them.

Joan Bollinger, Lot #203



I have enjoyed living in Lakewood Village for sixteen years and am truly grateful for this lifestyle and all the friends I have made. I feel that it is time to give back to this community and would like to serve on the Homeowners Association Board.

Bob White - my fiancé and best friend - and I have done a lot

of traveling in our motorhome and have been in every state in the country except Alaska and Hawaii. I was born in New York City, raised in New Bedford, Mass. and spent thirty years in the Chicago suburbs before coming to Punta Gorda. I have two great kids - my daughter Bonnie and son Jeffrey - and five wonderful grandchildren.

I have worn many hats over my lifetime and enjoyed each one. I have:

- Worked as a realtor in Libertyville, IL for many years.
- Been a Girl Scout for over 30 years and worked as a professional Girl Scout for 3 yrs.
- Owned Craffhouse Interiors, a window treatment and decorating business.
- Owned Salty Paws in Fisherman's Village for eleven years.
- Served as President of the Fisherman's Merchant Association for three years.
- Served on the Board of Trustees at the Unitarian Universalist Church in Port Charlotte. I currently serve on the Caring and Hospital Committee there.

Here at Lakewood I enjoy singing in the choir, shuffleboard on Mondays, and am on the Decorating Committee. I'm hoping to become more involved by serving on the Board and would like your vote.

Ruth Brooks, Lot #200



I have been a full-time member of the Lakewood Village family since 2005. My husband Keith, and I, migrated here from the mid-west, namely Toledo, Ohio and Adrian, Michigan. Before retiring I worked in the business field as well as being a business owner. I enjoy being involved with my church and our community here at Lakewood Village.

Through the years I have been active on several committees and am currently serving on the HOA Board. I care very much for this community and am passionate about speaking up for the residents. It would be my pleasure to continue to serve on the board if re-elected.

Jo-Ann Donovan, Lot #92



My name is Jo-Ann Donovan, and I am running for a position on the Board of Directors. I moved here in April 2016 and live in Lot 92. I am on the Social Committee and also call Bingo, which I enjoy.

I was born in Danbury, CT.,
Continued on page 12

have 2 sons, and 5 grandchildren.

I have worked in the computer field as an IT Manager, then decided to change careers, worked for independent company, and did government contracts, which included the Patriot Missile. After 15+ years, I then worked for Pratt & Whitney in East Hartford, Ct., as an Engineering Technical on the F-15 and F-16 fighter planes. In 2012, I moved to Florida to help take care of my Dad who had Alzheimer's. I worked for Homestead Senior Care for 3 years taking care of Alzheimer's and Stroke patients. I then took a job with the Charlotte County Public School system as an aide on a school bus, and about 4 weeks ago, I passed my CDL test with a Class B license and I now drive a school bus for special need children.

I feel as a Board Member, I can bring my expertise to LWV, due to my career and service on 3 Boards for different organizations. I look forward to the opportunity to serve on the Board.

Gloria Emery, Lot #33



My name is Gloria Emery and I am running for a position on the LWV board of directors in January. My husband Chuck and I have wintered in Lakewood Village since January 2010. We are from Michigan and have 4 children and 8 grandchildren. In my spare time I love to make anything with fabric, especially have a passion for quilting. I have

been involved in a quilt guild in Michigan for the last twenty plus years meeting every Monday afternoon. My working background consisted of working over 30 years for a certified public accounting firm in Adrian as the firm administrator/office manager. Here at Lakewood Village I have been on the board of directors for the last five years and as secretary for the last 3 years. I have also been involved on the social committee, co-chaired the task of putting a photo directory together and shuffleboard. I would very much like to continue for another term on the board and look for your support.

Joe Glasgow, Lot #96



My name is Joe Glasgow. I currently serve as a member of the Board of Directors of Lakewood Village Homeowners Association. I have served on this Board for the last two years. Since my term expires this year, I am asking for your support to re-elect me to the Board.

My wife, Mary, and I have

owned a home in Lakewood Village since 2006. We spend our summer months in Manchester, Ohio, where I own and operate an RV/Mobile Home Park. I have owned and managed my Park since 1978. I know the challenges of operating a Manufactured Home Park and feel that my experience of owning my own Park gives me a lot of knowledge that could be very helpful in serving you as a Board member.

Mary & I love being a part of the Lakewood Village and I look forward to the opportunity to serve on this Board again.

Traci Sweet – Lot #56



My name is Dr. Traci Sweet, though to call me Traci is just fine. I have been a resident of Lakewood Village for almost a year in the new home at Lot 56. To address the time directly, yes, I am newer to Lakewood than I assume most people who may also be nominated to run. In addition, I believe it is wise to address any other questions regarding my nomination

upfront: that is simply the type of person that I am. I am younger than most, if not all, other residents of Lakewood Village. To me, that simply means I may just have the greatest interest in the longevity and success of our community as I have the most years ahead of me to benefit from its' ongoing prosperity and development.

I am honored to have had my name considered by several residents as someone who would be an excellent candidate for the Board. I believe that my high energy, outspoken diplomacy, desire to be fair and truthful, and my willingness to fight the fight on behalf of my fellow residents to see that progress is made, goals are achieved, new ideas are pursued, problems are remedied, and enjoyment and laughter are paramount to our lives are the qualities that have inspired those who know me already to suggest me as a well-qualified candidate. Thank you, I am again honored and humbled.

I am a Psychologist and dually board-certified naturopathic doctor originally from central Massachusetts. I have owned my own business, managed large teams of people as an Executive Director, and led several companies and organizations to growth and success as a CEO and COO. Professionally speaking, I would expect that to be some of what I can offer to Lakewood Village. I have dedicated much of my thirty+ year career to helping people overcome struggles with addiction, improving the general health and well-being of all people particularly with programs developed to support the aging brain and senior population. I am a college professor, I am



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a nationally known speaker in the areas of motivation, behavior, self-improvement, and leadership.

Personally, I am an artist whose work can be seen on display locally, I am a do-it-yourselfer, and I am unafraid to try anything. I have been told there is nothing I cannot do. I sing, I love to call Bingo, I DJ and entertain, I teach, I play tennis (and pickleball), I am an adventurer, and I live everyday with gratitude. I am a survivor of a serious collision with a drunk driver in 2011; and, I survived a terrible accident shortly after moving to FL. While sitting still in traffic in my mini cooper, I was struck from behind by a commercial box truck leaving me with a traumatic brain injury and a neurological condition. I am considered by physicians to be a "medical miracle" but I only consider myself to be a fighter with a never-give-up attitude. Every day, I try to be a better person than I was the day before. So far, so good.

I am grateful for this opportunity to become part of the larger Lakewood Village family. There is something special about this place. I think that given everything I am personally, everything I have accomplished professionally, and my desire for continuous improvement, I would be a dedicated, fun, strong, mindful and driven advocate

for the benefit of Lakewood Village and our residents. I graciously and gratefully ask for your support to ensure that I be elected and able to accomplish what those who have recommended my nomination expect from me.

Cherryl Teller, Lot #72



Cherryl Teller married to Lloyd Teller, lives in lot 72 from Colon, Mich. Have 2 married children and 5 grandchildren.

Retired Registered x-ray Technician and worked in Hospitals and for Orthopedics surgeons both in surgery and in their offices.

Love flowers and raise orchids, love living in Lakewood village and meeting people. Enjoying cooking, sewing, and the pool.

Attend 1st Methodist church of Punta Gorda. I have served on many church boards, scouts boards (both girl scouts and cub scouts) and committees.

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WELCOME NEW RESIDENTS

Submitted by Cheryl Schrack



I am our "welcome wagon" for Lakewood Village. I have been asked to visit all our new residents, welcoming them to our community and providing them with information about our Homeowners Association (HOA) and the Federation of

Manufactured Home Owners of Florida, Inc. (FMO).

With all the changes in management personnel, I am not certain that everyone who has moved in during 2018 has been seen by me. If you are a new (or reasonably new) resident and I haven't welcomed you, please drop me a note with your name and lot number so I can contact you to set up an appointment. If you know of a new neighbor, please let me know so I can contact them to arrange a time for a meeting.

I am in Lot 145 and can be reached by email at cschrack@hotmail.com or phone 614.571.0862.

FOR SALE ITEMS

It is now possible at no charge for residents that have their house, or other items for sale, to have them listed in the monthly newsletter. **Also, the houses for sale can be listed on the HOA website at no cost.** Contact Bob Green if you wish to have your home on the Lakewood Village HOA web site.



- **Houses for sale:** If you want to list your home for sale, contact Bob Green to give him your information. We will run the ad for a period of three months or until sold. If it sells prior to the three months, it is your responsibility to advise Bob to remove from the newsletter. If you want it listed longer than three months, let him know prior to the end of the three months.
- **Other items for sale:** If you have other items to sell, contact Bob with the information. We will run the ad for one month. If you want it listed longer, you will need to let Bob know. Again, when it sells you have the responsibility to advise that it is sold.

Homes for Sale

Lot #11

2 Bedrooms,
2 Bathrooms
Lanai with screens and vinyl windows
Open floor plan
Completely remodeled

New:

Tile
Carpet
Ceiling fans
Most furniture stays
Price: \$64,900
Contact: Doug Swift
239-258-1999

Appliances
Tie-downs and leveled
Skylights

Lot #13

2 Bedrooms, 2 Bathrooms
Open floor plan
Newly decorated kitchen
(mosaic back splash)
Patio
Lanai with windows and screens
Price: \$59,000
Contact: Joan Miller
941-505-0005

Completely furnished
Double carport
New air Ducts
Close to activity center

Lot #36

2 Bedrooms
2 Baths
Total Makeover
Turn Key Furnished
Price: \$56,000
Contact: Lila Voss
931-881-7198

New:
Air Conditioner
Appliances
Walk-In Master Closet

Lot #121

2 Bedrooms
2 Baths
Lanai with windows and screens
Patio
Single car port / Double deep
Fully furnished
Price: \$64,900
Contact: Jeff Stomberg
224-522-9114



Lot #123

3 Bedrooms (one currently used as an office), 2 Bathrooms
Den
Patio
Lanai with windows
and screens
Price: \$110,500
Contact: Ronald Budnick
636-734-8889

Double wide car port
Huge shed
Partially furnished

Lot #125

2 Bedrooms, 2 Bathrooms, Den
Patio
Lanai with windows and screens
Single carport
New:

Roof
Air Conditioner & Ducts
Driveway

Price: \$75,000

Contact: Sandy Duffin
941-628-1242

Lot #164

2 Bedrooms, 2 Baths, 1 Den / Office
Large kitchen – new cabinets, pantry and appliances
New:

Roof
HVAC System with new ductwork
Newly installed vapor barrier under home
Laminate flooring throughout living area
Rain soft water conditioning system with R/O water in kitchen
Move-in furnished including new 55” TV

Patio
Lanai with vinyl windows, screens, new door
Single carport
Large shed with cork benches
Contact: Pat Favero
941-626-8133

MISCELLANEOUS ITEMS

FOR SALE

FOR SALE

Older Bernina Sewing Machine
Model 1020
\$200.00
Owned by Betty Elstone
Contact Anne England
941-639-4581

NEWSLETTER AND CALENDAR



REMEMBER: If you have information for the newsletter, send it to Bob and Rosalyn Green at email rlrjgreen@gmail.com. Dates for the calendar are to be sent to Ken and Alice Hamlin at email akhamlin@tc3net.com. *It is requested your*

submissions be in writing and emailed to us for the newsletter and calendar.

If you are chairing or heading up a function in the park, be sure to send the information to us so it can be included in the calendar and newsletter. Unfortunately, not all residents attend Friday coffee so announcing activities and functions there does not reach all residents. The newsletter reaches all residents.

We do have deadlines. Therefore, please submit your information no later than the 17th of each month.

SOCIAL COMMITTEE

Submitted by Alice Marocco

On December 7th, as part of our HOA sponsored Friday morning coffee, we honored our Veterans with a very meaningful program developed by Nancy Berntsen and Bob Elliott. The program included Bob's heartfelt recitation of I Am A Veteran and Ken Hamlin reading a letter written by John Larson. We honored Lakewood Veterans who had died in 2018 as well as those who were in attendance. We also heard beautiful music sung by Dick Bloom and Chuck Emery. We closed with everyone singing God Bless America. A stirring and very thoughtful tribute.

By the time you read this we will have enjoyed a wonderful performance by Charisma from Charlotte High School on December 12th followed by hot chocolate and delicious cookies! Charisma was very grateful for the gifts of the attendees who donated and for the \$200 check they received from our Homeowner's Association. They are self-supporting, so Lakewood Village's generosity was much appreciated.

Our final activity of 2018 will be New Year's Eve Dance. More on that next month!

Coming up:

- Mix and Mingle, January 26th, 6:30 p.m. Don't miss the great barbershop quartet and ice cream dessert.
- Spittin' Image, Performance, February 10, 7 p.m. - Comedy/singing show by twin brothers.
- The Sellouts - Dance, March 2, 7 p.m. - Come dance and/or listen.
- Kenny Evans, Performance, March 20, 7 p.m. Kenny was the opening act for many well-known country stars. Google him and read his story and learn why he is now also an evangelist. This will be a knockout performance! Don't miss it.
- Horse Races, April 6, time tbd - This will be a fun event! Our decorating committee is already working on creating the "horses" that will race. We will need volunteers to help with this including some to solicit gifts for big winners!

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JANUARY BIRTHDAYS

<u>Lot #</u>	<u>Name</u>	<u>Date</u>
108	Doug Elstone	01/04
048	Barbara Finegan	01/06
159	Carol Martin	01/06
004	Jane Patterson	01/07
155	Lahri Jeffries	01/07
147	Joan Wilson	01/11
214	Don Lee	01/12
114	Bob Gaydosh	01/13
174	Sandy Ritchey	01/15
085	Ginny Larson	01/16
200	Keith Brooks	01/17
037	Karen Landry	01/19
019	Eileen Elliott	01/21
156	Mable Reikes-Johnson	01/22
198	Rosalyn Green	01/23
118	Elaine Sherwin	01/23
017	Maureen Schutte	01/26
103	Terry Roehrenbeck	01/26
197	Joan Gregory	01/28
030	Carmen Vosberg	01/28
047	Bob England	01/30
189	Carl Glass	01/30



JANUARY ANNIVERSARIES

<u>Lot #</u>	<u>Name</u>	<u>Date</u>
069	Dean & Linda Helsom	1/03/
019	Bob & Eileen Elliott	1/22/1955
050	David & Joyce Neal	1/25/1986
012	Glenn & Sally Hochstetler	1/27/1962
187	Steve & Merle Klein	1/31/1965



GET WELL WISHES

The following residents need your prayers and support as they are recovering from illnesses, surgeries, health issues or just need some uplifting in their life. Give or send them a get well wish to let them know you are thinking of them.



<u>Name</u>	<u>Lot #</u>
Bob Elliott	19 (Health issues)
Bonnie Esch	62 (Knee surgery)
Dolores Wilkinson	66 (Health issues)
Pat Radkoski	70 (Recovering from fall)
Barbara Purtell	79 (Currently in rehab)
Blossom Williams	84 (Recovering from fall)
Dianne Peake	117 (Knee surgery)
Joy Markovics	140 (Lung cancer/surgery)
Jeff Ritchey	174 (Heart issues)
Tim Sauter	221 (Kidney/Dialysis)

Anyone else who may be experiencing health issues that we are not aware of.

If you know of any resident that is ill or in the hospital, or anyone that has passed away, please let Cheryl Wellence, lot #149, 561-312-5585, know so we can get a card out to them. Cheryl handles the get-well cards for Lakewood HOA. Please help in getting the names to her so our ill and passed residents family and friends know we are a caring and concerned community.

THINGS TO DO IN PUNTA GORDA

Every Saturday

Downtown Farmers Market

Location: Downtown Punta Gorda, Taylor Street (between W. Olympia Ave. and Herald Ct)

Time: 8:00 AM - 1:00 PM

Every Sunday

Farmers Market at the History Park 501 Shreve St. Punta Gorda from 9am to 1pm.

Every Week

FREE Memory Screenings: Visiting Angels Punta Gorda and Alzheimer's Foundation of America

10:00 AM - 3:30 PM EST

Event Description:

Alzheimer's Foundation Memory Screenings at Visiting Angels of Punta Gorda. Screenings will be held weekly on Monday - Friday, 10am -3:30pm. Appointments are required - please call Sunny Cavanaugh, 941-347-8288.

Location:

Visiting Angels Punta Gorda

25166 Marion Ave #114

Punta Gorda, FL, 33950

January 19th and January 20th

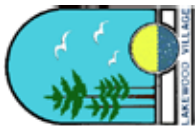
10 am - 5:00 pm

Sullivan Street Craft Fair

Outdoor event featuring the work of crafters from around the nation!


Free Admission

Sullivan Street, downtown Punta Gorda

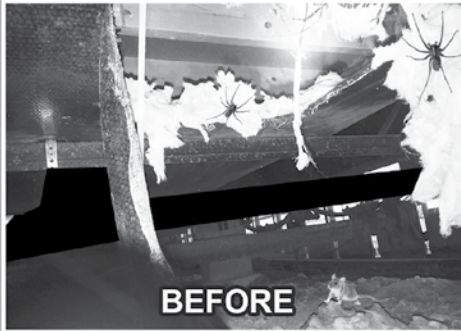


LAKEWOOD VILLAGE HOA

January 2019

TRASH PICKUP Every Friday for Trash, Recyclables &							
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
CHARLOTTE NON- EMERGENCY NUMBER 941 639 0013		1 NEW YEARS DAY	2 9:00 Shuffleboard 1:00 Sailing 5:00 HAMBURGS 7pm Bridge 7pm Dominoes	3 9:00 Shuffleboard 1:00 Ladies book club 1:00 Rug hooking 6:45pm "65" 7:00 Euchre	4 9:30am Coffee	5 8:00 PANCAKES	
6 1:30 Sailing	7 9:00 Shuffleboard 9:45 Ladies Bible study 1pm Bridge	8 9:00 Shuffleboard 1:00 Chorus 7:00 Bingo	9 9:00 Shuffleboard 1:00 Sailing 7pm Bridge 7pm Dominoes	10 9:00 Shuffleboard 9:00 BLOOD DRIVE LADIES LUNCH 1:00 Rug hooking 6:45pm "65" 7:00 Euchre	11 9:30am Coffee	12	
13 1:30 Sailing	14 9:00 Shuffleboard 9:45 Ladies Bible study 1pm Bridge	15 9:00 Shuffleboard 1:00 Chorus 7:00 Bingo	16 9:00 Shuffleboard 1:00 Sailing 7pm Bridge 7pm Dominoes	17 9:00 Shuffleboard 1:00 Rug hooking 6:45pm "65" 7:00 Euchre News Letter deadline	18 9:30am Coffee 10:00 Board meets	19 5:00 POTLUCK	
20 1:30 Sailing 7:00 Hymn Sing	21 9:00 Shuffleboard 9:45 Ladies Bible study 1pm Bridge	22 9:00 Shuffleboard 1:00 Chorus 7:00 HOA MEETING	23 9:00 Shuffleboard 10:30 BUSINESS FAIR 1:00 Sailing 7pm Bridge 7pm Dominoes	24 9:00 Shuffleboard 1:00 Rug hooking 6:45pm "65" 7:00 Euchre	25 9:30am Coffee	26 6:30 MIX AND MINGLE	
27 1:30 Sailing	28 9:00 Shuffleboard 9:45 Ladies Bible study 1pm Bridge	29 9:00 Shuffleboard 1:00 Chorus 7:00 Bingo	30 9:00 Shuffleboard 1:00 Sailing 7pm Bridge 7pm Dominoes	31 9:00 Shuffleboard 1:00 Rug hooking 6:45pm "65" 7:00 Euchre	<i>CLUB HOUSE IS LOCKED 4PM FRIDAY TIL 8AM MONDAY. BRING YOUR CLUBHOUSE KEY TO GET INSIDE AND TO USE RESTROOM AT POOL. (BE SURE THE DOOR IS LOCKED</i>	9-10am Pool Exercise Every Day Weather Permitting 	

LOOKED UNDER YOUR MOBILE HOME LATELY?



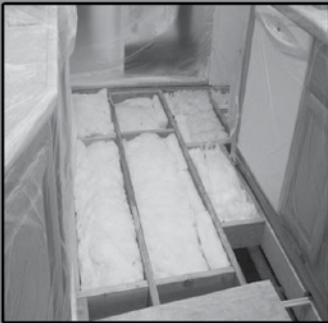
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