



Our Village Voice Newsletter

Lakewood Village of Punta Gorda HOA, Inc.

www.lakewoodvillagehoa.com

Issue No. 245

November 2018



October

Ladies

Luncheon

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



October has been a very busy month for your board. The sale of the park caught all of us by surprise this year. We had barely finished two years under Cobblestone Management and now we must begin with a new one. The new management company is out of Fort Myers. We did meet a few of the directors of that company at the sale meeting but we have not had a chance to sit down and talk with them about what our expectations are and what theirs are. The sale is supposed to be completed sometime in November and at that time we will have a meeting with them to discuss our future. We must have a pretty special park if so many people want us.

The rent committee has been busy preparing and meeting with the present management company. We are assuming we will also meet with the new company when they come on board. Ruth Brooks is chairing that committee. Other members on the committee are Dianne Peake-Mushall, Bob Lekich and Dean Helsom. We certainly appreciate them taking the time to help with this job.

Barb Sawyers will be heading up the nominations committee. If you are interested in serving on the board or know someone who is, please contact Barb and give her their name so we may contact them. Our association only works when we have volunteers to hold office or

to work on committees and projects. The word “yes” is very important to us. We hope to hear from you.

By now a lot of our northern friends have begun to return to the park. I was just working on the calendar for November and we have several activities coming up. We have Veterans day and Thanksgiving Day at the top of the list. For Thanksgiving we will again be having our potluck on Thanksgiving Day. Last year we had a great turnout for it. We will have a sign-up sheet posted for what will be needed.

Our remodeled clubhouse and other projects should all be finished by the time you read this, and we should be able to get back to some form of normalcy. These projects always seem to take a lot longer to get done than the projections indicate. Again, I want to thank our residents for their cooperation during these hard times. It certainly changed our regular routines for this past summer. A special Thanks goes out to Anne Lennon, Ruth Brooks and Cheryl Wellence for being on the scene and taking care of so many things. Generally, the summer is supposed to be the quiet time, but it certainly wasn't this year. We will have to give them a break this winter to let them catch up.

I'm looking forward to seeing everyone as they start returning. Remember it's our friends in the park that make the park what it is. If you see someone new invite them to coffee. Our people are our lifeblood.

BOARD MEETING MINUTES

LAKEWOOD VILLAGE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 21, 2018

President Ken Hamlin opened the meeting at 10:30 a.m. by Skype. Officers present: President Ken Hamlin, Vice President Anne Lennon, Treasurer Bob Green, and Secretary Gloria Emery. Directors present: Ruth Brooks, Cheryl Wellence, Joe Glasgow and Chris Bennett. Guests present: Leo Wellence, Cheryl Schrack, Carl Glass, Bill Thompson, Barb Finegan, Joan Bollinger, Jo Hilliker, Cheryl Staicoff, Mary Glasgow, Alice Hamlin and Rosalyn Green.

MINUTES:

Motion made to accept the board meeting minutes of July 13, 2018 by Bob Green supported by Joe Glasgow. Minutes accepted unanimously.

TREASURER'S REPORT:

Motion made to accept the August treasurers report by Anne Lennon supported by Chris Bennett. Treasurer's reports accepted unanimously.

Financial report as of August 31, 2018:

Cash and bank accounts	\$25,914
Other Assets	1,547
Fixed Assets	<u>5,104</u>
Total Assets	<u>\$32,565</u>

Liabilities	\$ 0
Equity	<u>32,565</u>
Total Liabilities & Equity	<u>\$32,565</u>

PRESIDENT'S REPORT: No report

CORRESPONDENCE: None

ANNOUNCEMENTS: None

COMMITTEE REPORTS:

Liaison: No report

By Laws: No report

Safety/Neighborhood Watch: No report

Building Maintenance: No report

Activities: No report

Website: Motion by Joe Glasgow to continue with our current website host company LYCOS and having Bob Green as the person in charge of keeping the site updated. Supported by Chris Bennett. Motion accepted unanimously.

UNFINISHED BUSINESS:

Ken will be working with Fred Sawyers to get the rental policy for owners finalized in November when returning to Florida so that they can be submitted to management.

Work continuing renovation of clubhouse. No confirmed details.

NEW BUSINESS:

Motion by Bob Green to appoint Ruth Brooks as chairperson of the rental negotiation committee. Supported by Joe Glasgow. Motion accepted unanimously. Ken Hamlin will contact suggested residents to see if they would be interested in serving on the committee.

According to the bylaws the president of the HOA will appoint a chairperson to lead the nomination committee and then the committee chairperson will select residents to serve on the committee. There will be three vacancies currently held by Gloria Emery, Ruth Brooks and Joe Glasgow. See below the wording from the bylaws:

Page 5 – Article IV Elections – Section 1 – Nominating Committee

At least ninety (90) days prior to the January Annual Meeting, the President shall select a Chairperson for the Nominating Committee. The Committee shall consist of the Chairperson, one (1) Director, and three (3) other members selected by the Chairperson.

The board had a discussion of questions that they would like answered at the meeting with the new proposed

buyers and Management Company of Lakewood Village meeting this afternoon. (September 21st).

Next board meeting October 19, 2018

Meeting Adjourned at 11:35 am

Respectfully submitted,

Gloria Emery, Secretary

**LAKEWOOD VILLAGE HOMEOWNERS
ASSOCIATION
BOARD OF DIRECTORS MEETING
October 5, 2018**

President Ken Hamlin opened the meeting at 10:40 a.m. by Skype. Officers present: President Ken Hamlin, Vice President Anne Lennon, Treasurer Bob Green, and Secretary Gloria Emery. Directors present: Ruth Brooks, Cheryl Wellence, Joe Glasgow and Chris Bennett. Guests present: Leo Wellence, Cheryl Schrack, Carl Glass, Joan Bollinger, Jo Hilliker, Mary Glasgow, Joan Cromeenes, Charlotte Read, Jan Wingard, Donna Robichaud, Diane Peake and Rosalyn Green.

Purpose of the meeting is to discuss the sale of Lakewood Village and the possibility of the residents purchasing the park.

Bob Green explained in great detail hypothetical financial situations if a purchase could be accomplished and a loan could be obtained. The purchase price would be \$24,250,000 with a total down payment of \$4,850,000 which is 20% of the purchase price. Copy of worksheet attached to these minutes.

Motion by Joe Glasgow that it is not a feasible investment for the HOA at this time based on the figures presented and that the board should not pursue any further. Cheryl Wellence supported. Motion voted on was unanimous by all board members present.

Motion by Bob Green to authorize Ken Hamlin and Gloria Emery to sign the "Agreement Waiving Rights Granted by Section 723.071, Florida Statutes." Supported by Joe Glasgow. Motion unanimous by all board members present.

Motion by Joe Glasgow to add Diane Peake, Dean Helsom and Robert Lekich to the Rent Negotiating Committee with Ruth Brooks as chairman. Supported by Chris Bennett. Motion unanimous.

Meeting Adjourned at 11:35 am

Respectfully submitted,

Gloria Emery, Secretary

November

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 September 30, 2018. If you wish to review the detail reports, they are posted on the bulletin board located in the clubhouse, or you can contact me, and I will email you a copy.

Balance Sheet

Assets:

Cash and Bank Accounts	\$26,462
Fixed Assets	4,962
Other Assets	<u>1,348</u>
Total Assets	<u>\$32,772</u>

Liabilities and Equity:

Accounts Payable	\$ 541
Other Liabilities	0
Equity	<u>32,231</u>
Total Liabilities and Equity	<u>\$32,772</u>

Income Statement

Income:

Activities and Socials	\$19,820
Association	<u>2,065</u>
Total Income	\$21,885

Expenses:

Activities and Socials	\$13,938
Association	<u>4,647</u>
Total Expenses	<u>\$18,585</u>
Net Income	<u>\$ 3,300</u>

RESIDENT INFORMATION

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

The following are changes to the resident lists.

<u>Lot #</u>	<u>Names</u>	<u>Phone #</u>
--------------	--------------	----------------

New Residents:

30	John & Barbara Macy	941-979-2292
32	Bill & Pattie Ganier	603-689-5189
223	Erwin & Carmen Vosberg	941-915-1401

Changes:

30	David Cheesman (Remove)
32	Carl Glass & Patsy Casto (Remove)
223	Hal Reagan (Remove)

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.

SPECIAL NEWSLETTER

DEADLINES



Each year we have special deadlines for newsletter articles for the December and January newsletters due to the holidays. This allows the printer company employees time to spend with their families by not having to work over the Thanksgiving and Christmas holidays and still get the newsletters printed and delivered on our scheduled times.

Our deadlines are shown below. It will be appreciated if you can get your articles to us by the listed dates.

- **December newsletter deadline is on Monday, November 12.**
- **January newsletter deadline is on Friday, December 7.**

I know these dates are early in the months, especially December's date, but I am sure all of you can get your articles written by then. Thank you for your cooperation!!





COMFORT COVERSYSTEMS
Proudly roofing since 1985



Mobile/Manufactured Home Roofing System

- Insulated Energy Star Rated Roof
- Manufacturer's Backed **Lifetime Warranty**
- Financing Available
- **STOP** Roof Leaks

Single-ply roofing membrane toughened with Elvaloy resin modifiers from Du Pont.

Visit our website at comfortcover.org

FREE ESTIMATES
1-800-226-0955

FL LIC. #CCC 057091

LOOKED UNDER YOUR MOBILE HOME LATELY?

Insulation Under Your Home Falling Down? Holes and Tears in Your Vapor /Moisture Barrier?



Underhome
Photos Provided



Insulation and Vapor Barrier Repairs



- **Lifetime Vapor Barrier** • Guaranteed for Life • Prevent Soft Floors • Lower Your Electric Bills
- Keep Mold, Mildew, Rats, Snakes, Spiders, Ants, Roaches and Moisture OUT of Your House!

Are Your Tie Downs Tight?

- **Hurricane Anchors • Tie Downs**
- **Leveling • Blocking • Carport Tie Downs**
- **Stabilizing Devices • Roof-Over Strapping**

- Replace Rusted Anchors • Add Anchors
- Longitudinal Stabilizing • Retro-fit to Current State Standards

If your home moves even a few inches during a storm your home will suffer severe damage. Loose tie downs do not protect your home, they must be tightened every 3 to 5 years. Have your tie-downs inspected NOW, before the storms!



Licensed by the
State of Florida
#IH/102549/1

- **FREE INSPECTIONS & ESTIMATES • MILITARY & SENIOR DISCOUNTS**
- **FAMILY OWNED & OPERATED**

941-343-8022
1-800-681-3772

- State Licensed Mobile Home Installer • Insured
- Bonded • Workman's Compensation Insurance
- Member: National Association of Mold Professionals

FLORIDA ANCHOR AND BARRIER COMPANY



REMEMBER

HOA Meeting
Date

**Tuesday
November 20, 2018
7:00 P.M.**

This will be our last membership association meeting for 2018. Please plan to attend if you are at Lakewood. If you will be unable to attend, be sure to send in your signed proxy to Gloria Emery, Secretary Lot #33

LAKEWOOD 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 rlrgreen@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.

HELLO NEIGHBORS

Submitted by Cheryl Schrack

During the month I visited with three new families who have recently moved to our little part of the world.

John and Barbara Macy, lot #223, are the new residents here. John is originally from Pennsylvania and Barbara from Illinois though they have been long time residents of Florida. John was the former owner of a Pest Control company and Barbara was a church secretary for 16 years. They are looking forward to being a part of our community, once they get all their unpacking finished! Welcome, John and Barbara.

Erwin and Carmen Vosberg, lot #30, are from Iowa, where Erwin owned his own machine fabricating shop and Carmen worked with him. Erwin loves to fish and hopes to get back into once they are settled; Carmen enjoys reading mysteries and religious fiction. They have attended a few Friday morning breakfasts at the Airport and look forward to being an active member of our Lakewood Village Community. Welcome, Erwin and Carmen.

Bill and Pattie Ganier, lot #32, are from New Hampshire. Bill is a Navy veteran and was a licensed contractor. Pattie was in the medical records department at a medical facility. Both enjoy golf, sports (Patriots and Red Sox of course as Bill says), and gardening. Welcome, Bill and Pattie.

Please say "HI" to our new residents and welcome them to Lakewood Village.



BUT NOT IN THE CLUBHOUSE AT LAKEWOOD

WE MEET EVERY FRIDAY MORNING FOR BREAKFAST (OR JUST A CUP OF COFFEE) AT THE SKYVIEW CAFE (PUNTA GORDA AIRPORT) AT 9am.

For those who do not want to drive, you can meet down at the clubhouse parking lot between 8:30 and 8:45 and catch a ride with someone, we usually have 3 or 4 cars willing to share their ride

Anne Lennon, VP of the HOA Board usually has an update or two regarding the progress of the clubhouse and any announcements regarding outside activities.

We encourage you to come out and join in our breakfast gathering, it's a way to stay in touch with your neighbors. We have found the staff at the Skyview Cafe to be extremely efficient and personable and they certainly appreciate our patronage.

HOPE TO SEE YOU THERE!



Quality Workmanship Honest Pricing

Mobile Home
2nd
Generation
Specialist

- Vapor / Moisture Barrier
- Underhome Encapsulated Insulation
- Hurricane Tie-Down Anchors

10 Yrs Exp.



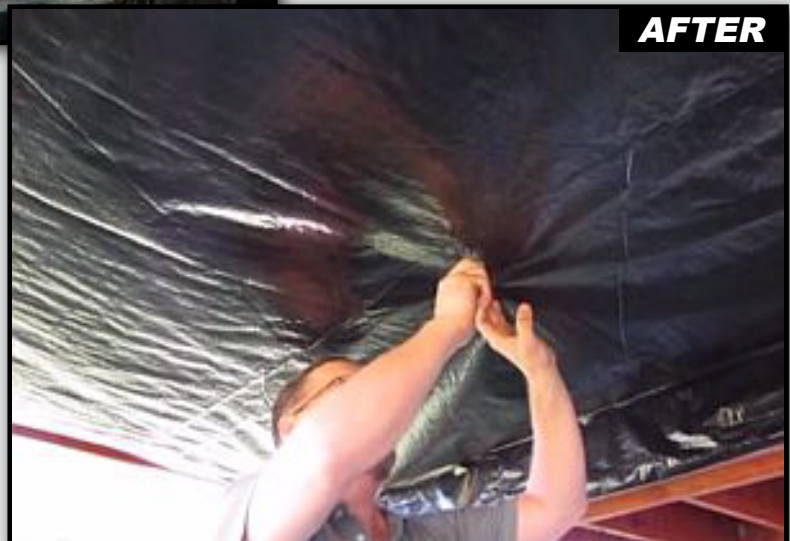
We Keep rodents,
snakes, spiders, bugs,
mold, mildew, and
damaging moisture out
of your home!

LIC. # IH-1110636
INSURED

**FAMILY
OPERATED**



**ESTIMATES &
SMILES ALWAYS FREE**



(941) 243-7561 or (800) 377-7885

LADIES NON-DENOMINATIONAL BIBLE STUDY

Submitted by Ruth Brooks, 941-575-9595

This is an open invitation to the ladies of Lakewood Village to join for a Non-Denominational Bible Study. The handbook is entitled "Putting on a Gentle, Quiet Spirit" based on scripture from 1st Peter. A dear friend of mine, with over 20 years' experience in sharing God's word with women, will be the facilitator.

Where: The study will be held in my home (Lot 200) until we have clubhouse access.

Time: 9:45-10:15 "Getting Settled" with chatter and coffee (optional)

10:15-11:15 Study begins promptly at 10:15 and ends no later than 11:15

When: Every Monday.

If you would like more information, please give me a call. Remember, it is an open invitation to all. If you can't commit to attending every week you are still welcome to join us when you can. We will have study guides, so you can always follow the lesson even if you can't join us each time.

If you can let me know you are coming that would be helpful but it is not necessary, you'll still be welcome if you come last minute.



ATTENTION RESIDENTS

Submitted by Teresa Cole, Park Manager

It's my pleasure to inform you that we now have a sales assistant onboard that will be here at Lakewood on the weekends from 12-4. She is assisting Gary Bailey, current sales manager, with our resale homes and our 2 new home sales in the future.

Her name is Michelle Thermidor. She comes with previous sales experience and is a very pleasant individual to work with. Please welcome her when you see her in the office or out and about in the community. I'm sure she will be an asset to us and will do her best to assist in selling your homes here at beautiful Lakewood village!!!

If you wish to contact Gary or Michelle, call office: 941-575-1701 or cell: 941-979-7900.

Thank you.



PERSONAL PASSWORDS



Treat your password like your toothbrush. Don't let anybody else use it and get a new one every six months.

PICTURE DIRECTORY

Submitted by Ruth Brooks

You may recall that our picture directory can be re-printed 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 rephotographed.

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!

NAME TAGS

Submitted by Cheryl Wellence

If you are new to our park or any resident that would like a new tag, please contact me with your name and if you want Lakewood Village or the state you are from on it.

The tags are \$7.50 each. I need to collect the money before I order. I am in Lot 149 or see me at Friday morning coffee.

WITH DEEP SORROW



Bill MacKellar, Lot #171

Dr. William J. MacKellar, 83 of Punta Gorda, FL and formerly of Moorhead, MN, passed away peacefully on October 11, 2018. He was born July 14, 1935, in Detroit, MI to Lyle and Harriet MacKellar. William actively served eight years in the US Air Force. He graduated from Concordia College of Moorhead, MN with a BA in Chemistry and Math and received his PhD in Analytical Chemistry from Wayne State University, Detroit, MI. He returned to Concordia College, Moorhead, MN and served 28 years as a Chemistry Professor. He also was active in chemistry research resulting in a number of scientific Publications. William was instrumentally active by introducing computers to the chemistry department. of Concordia College. He retired to FL in 1997 and taught Chemistry part time at State College of FL, Venice FL until he retired in 2010. William served on the Buffalo - Red River Water Shed management district in Northwest, MN. William enjoyed computers, electronics, traveling, bowling, golfing, woodworking, and an avid sports fan.

He is survived by his loving wife, Tina of 25 years, his son Steven MacKellar of WI; daughters, Vicki (William) Jacobsen of MN; Nancy MacKellar of MN, and Julie (Josh) Noe of WI, stepsons, Randall (Beth) Johnson and Brian Johnson, of MN., six grandchildren and three step grandchildren; mother-in-law Margaret Fournier, one brother-in-law and seven sisters-in-law. He was preceded in death by his father, mother, sister, brother, father-in-law, two sister-in laws, one brother-in-law, uncles and aunts.

In following Bill's wishes no memorial service will be held.

Martha Agnes Keith – Lot #3.

Martha Agnes Keith, 97, of West Lafayette, formerly of Shelbyville passed away Friday, August 17, 2018 at Cumberland Pointe in West Lafayette.



She was born July 26, 1921, in Loogootee, the daughter of William and Mary Agnes (Walker) Larkin. In 1942, Martha married Lawson Stine, and he preceded her in death in 1945. On August 14, 1947, she married Sheldon Kirk "Bo" Keith, and he pre-ceded her in death on December 10, 1999.

Martha is survived by her sons, Stephen L. Keith and wife, Leng Hui, of Dalian, China, and Douglas P. Keith and wife, Cynthia, of West Lafayette; daughter, Diane Keith-Prohl and wife, Joy, of Surprise, Arizona; sisters, Dorothy Williams of Loogootee and Mary Patricia Thompson, Pensacola, Florida; grandchildren, Rebecca Sullivan and husband, Cory, Phillip Keith and fiancée', Misty, Lindsay Keith, Patrick Keith, Sarah Scales and Seth Scales; great-grandchildren, Cody Sullivan, Demari Keith, Hannah Sullivan, Peyton Keith, Jocelynn Keith, Lillian Keith, Shilen Keith and Parker Keith; and several nieces and nephews.

She was also preceded in death by her parents; sisters, Sister Mary Ester Larkin and Margaret Zinkan; and brothers, Dan Larkin and George Larkin.

In 1939, Martha graduated from St. John's High School in Loogootee. She received her registered nursing degree from St. Vincent's School of Nursing in 1942, and was vice president of her class.

Martha was a member of St. Joseph Catholic Church.

She was a registered nurse for over 50 years. She served 15 years in private duty nursing, 12 years on the hospital board, 15 years working in Dr. Dalton's office, and was the director of nursing at Heritage Manor.

Martha was also a member of Daughters of Isabella, St. Ann's Altar Society, Business and Professional Women, Clearview 76'ers Home Economics Club, the Republican Club and the Nurses' Association.

She was a world traveler and enjoyed going on cruises. She enjoyed playing bridge.

Visitation will be from 9:30 to 11:30 a.m. Saturday, August 25, 2018 at Freeman Family Funeral Homes and Crematory, Carmony-Ewing Chapel, 819 S. Harrison St. in Shelbyville, with the rosary recited at 9:30 a.m.

A Mass of Christian Burial will be at noon Saturday at St. Joseph Catholic Church, 125 E. Broadway St. in Shelbyville, with Father Mike Keucher officiating.

Interment will be at Forest Hill Cemetery in Shelbyville.

Memorial contributions may be made to the Blue River Foundation, 54 W. Broadway St., Suite 1, Shelbyville, Indiana 46176.



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.

DAYLIGHT SAVINGS TIME ENDS

If you are asking, "When does Daylight Savings time end in 2018 in the U.S.A.?" The answer is the date that Daylight Savings Time (DST) will end for Florida is at 2 a.m. on Sunday, November 4, 2018.

Daylight Savings Time 2018 ends after Halloween when nights become longer and longer in the northern hemisphere as the calendar nears the Winter Solstice.

The rest of the United States will also turn their clocks back on November 4, 2018 except for Hawaii and Arizona because those states do not practice Daylight Savings Time.

Florida Governor Rick Scott signed a bill into law in March to put an end to the practice of setting clocks back and forward every six months. But Florida still must wait for the U.S. Congress to approve an exemption to remain on Daylight Saving Time throughout the year.

This means that we gain (not lose) an hour when we turn our clocks back an hour to 1:00 a.m. when our clocks reach 2:00 a.m. on Sunday, November 4.



A helpful way to remember whether to set our clocks ahead or behind one hour during the Daylight-Saving Time change for Fall 2018 is to "Fall Back" and "Spring Ahead."

Daylight Saving Time will begin again on Sunday, March 10, 2019.

**AMS**
Family Owned & Operated Since 1977

Call Today!
800-522-3134
239-543-1515

SERVING:

- Sarasota County
- Charlotte County
- Lee County

The Very Best In: Window Replacement, Aluminum Roofovers, & Enclosures

Window Replacements
Built for Florida's Climate

Our Estimates are always **FREE**

Aluminum Roofovers
Energy Star Compliant


Glass & Acrylic Enclosures
Turn your screen room into a livable lanai


Lifetime Transferable Warranty

Insurance Roof Certifications

We also Specialize in Vinyl Siding • Carports • Sheds • Screen Rooms

**Serving your community for over 35 years.**
Great Price • Great Products • Great Workmanship
Your neighbors have used us. How About You?
Visit www.AMSOFFLA.com and view our informative video



FREE ESTIMATES
Evening & Weekend
Appointments Available

FL State Certified • Licensed & Insured
General Contractor CG C033977 • Roofing Contractor CC C042787

100% FINANCING AVAILABLE
(with approved credit)

SAVE TIME AND MONEY BY CALLING US TODAY TO GET YOUR PROJECT STARTED!

CLUB HOUSE RENOVATION

Renovation on the clubhouse continues. Reports from residents peeking in the windows, the renovations may be getting near completion. However, the board has not yet been advised of an official completion date. Hopefully soon since our scheduled activities begin in November.

Just a reminder: The contractors are working for Lakewood Village so please let the office give the workers direction and not us residents. Stay out of the clubhouse and out of the workers way. Thank you.



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

Appliances

Tie-downs and leveled

Skylights

Most furniture stays

Price: \$64,900

Contact: Doug Swift 239-258-1999 (1-3)

Lot #36

2 Bedrooms

2 Baths

Total Makeover

Turn Key Furnished

New:

Air Conditioner

Appliances

Walk-In Master Closet

Price: \$56,000

Contact: Lila Voss

931-881-7198

(3-3)

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 (1-3)

Lot #123

3 Bedrooms (one currently used as an office)

2 Bathrooms

Den

Patio

Lanai with windows and screens

Double wide car port

Huge shed

Partially furnished

Price: \$110,500

Contact: Ronald Budnick 636-734-8889 (1-3)

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 (4-6)

Continued on page 12

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 (1-3)

Lot #178

MUST SELL!!

3 bedrooms

2 bathrooms

Lanai with windows and screens

Open floor plan

Some furniture stays

Asking \$70,000

Contact: Cheryl Staicoff

RESIDENT CORNER

Judy Oliver

Hi Everyone,

Just wanted to let you know that I'm finally home after 4 months in rehab. Thank you for the cards, visits, phone calls and flowers.

I'm glad to be back home and thank you for everything. It really meant a lot to me.

MOBILE HOME DEPOT
Your Mobile Home Parts Warehouse!
DOORS • A/C UNITS • Low-E WINDOWS
ALUMINUM PRODUCTS • RV ACCESSORIES
SCREEN ROOMS • HURRICANE PANELS
54" x 27" TUBS/SHOWERS
A/C Installs!
N. Ft. Myers:
14940 N. Cleveland Ave.
(239) 543-3300
LIC #: CAC1818340
MasterCard VISA DISCOVER
www.mobilehomedepot.net

SHUFFLEBOARD



Time sure does fly by fast. It seems like not long ago we just finished the 2018 shuffleboard tournament. It is again time to start thinking about the weekly shuffleboard teams. We have four teams with one team playing each Monday – Thursday.

The league will start on Monday, November 12 at 9:00am sharp. Playing will be each week into March when the shuffleboard tournaments for 2019 will take place. After the tournament a shuffleboard lunch will be held on March 22, 2019 at the River City Grill in Punta Gorda. More information will be available on that as we get near the time.

Residents are needed to sign-up for playing either as a full-time player each week or as a substitute player when needed. It is lots of fun and a good way to meet other residents you may not be familiar with, so think about joining. Just decide which day works best for you and sign-up. Contact Jan Wingard, lot #172, or call her at 941-505-4377. Unfortunately, due to the clubhouse renovation, we are not able to post sign-up sheets on the bulletin board.

LAKEWOOD VETERANS



Veterans Day for 2018 is on November 11. However, the Lakewood Village HOA will be celebrating a Veterans Day Tribute on Monday, November 12. We want to thank all Lakewood veterans for their service and dedication to our country and for the freedom we all enjoy today.

LADIES LUNCHEON – OCTOBER

Submitted by Mary Ann Croson

The clubhouse may have been closed this summer due to renovation, but that has not stopped some activities from continuing. One of these activities is the ladies' luncheons each month. Twenty-one ladies attended the October Ladies Luncheon at the Babcock Ranch Tap & Table. It was so nice to have Judy Oliver with us. She's now back in her own home and on the way to recovery. See pictures on front cover showing some of the ladies in attendance.

Watch for each month's announcement as to where the luncheon will be and be sure to sign-up to attend.



Soft Floors?

Mobile Home
2nd
Generation
Specialist

- Sub-Floor Repair/Replace
- New Laminate Flooring Install

10 Yrs Exp.



**Are Your
Floors
Unsafe?**

State Licensed
Mobile Home Installer
IH-1110636

**INSURED &
FAMILY
OPERATED**



**ESTIMATES &
SMILES ALWAYS FREE**



(239) 791-6853 or (800) 377-7885

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. NOTE: December and January newsletters have special deadlines. Watch for those dates in the newsletters. Thank you for your help and consideration.

LADIES LUNCHEON - NOVEMBER

Submitted by Joan Bollinger

Hello Ladies!

Our next luncheon will be on November 8th at "THE PERFECT CAPER" at 11:30. They will be reserving the back left hand corner of the main dining room for us. The staff is friendly, the food is delicious and if you've never been there, Jeanie Rowland the chef /owner "beat Bobby Flay" on the food network. Lunch prices are very reasonable!

The restaurant is across from the Punta Gorda post office at 121 E. Marion Ave.

Call with any questions!

Joan Bollinger, lot #203.- 941-286-7297.

SEASONAL RESIDENTS

The time will soon be here when our seasonal residents begin to drift in from the cooler weather in the north. We happily welcome you back.

As a reminder, please advise the Lakewood Village Office when you return so they are aware you are back. This makes it easier for them should the need arise to contact you.



COMMUNITY

ROOFING OF FLORIDA, INC.

Free Estimates



Lic# CCC1330642

"Proudly Serving Your Community"

100%
Maintenance Free Roofs!

We Do All
Roof Overs, Roof Coatings
Roof Repairs & Inspections
on all Manufactured Homes

800-511-2517

www.FloridasBestRoof.net



Lifetime Warranty on
Labor & Materials!

SOCIAL COMMITTEE

Submitted by Alice Marocco

By the time you receive this newsletter, I hope that many of you will have returned to Lakewood and will be looking forward to all the activities planned for your enjoyment.

The first event the Social Committee is planning will be the annual tribute to our Veterans. It is tentatively planned for November 12th. I say "tentatively" because we are not sure that the clubhouse renovations will be finished. As we are closer to the actual time, we will send an email and post a flyer to keep you informed.



Other planned activities for our 2018/2019 season:

- December 12th - Christmas Caroling Party with performance by Charisma Choral group from Charlotte High School.
- January 26th - Mixer with Barbershop Quartet.
- February 10th - Spittin' Image Comedy/Song Performance.
- March 2 - Dance with The Sellouts - a great musical duo.
- March 20 - Singer Kenny Evans.
- April 6 - Night at the Horse Races.

Hope to see all of you at these events!

NOVEMBER BIRTHDAYS

Lot #	Name	Date
120	Bill Thompson	11/04
194	Tamy Nelson	11/05
178	Cheryl Staicoff	11/05
023	Susan Hull	11/06
213	Bob Paul	11/06
082	Sandy Krueger	11/07
028	Gary Johnson	11/08
129	Ron Ricciuti	11/08
158	Walter Penwarden	11/09
083	Diane Gudmundsen	11/11
111	Art Gagnon	11/13
032	Bill Ganier	11/15
183	Fred Sawyers	11/17
133	Bill Nideur	11/21
025	Gail Swayze	11/21
194	John Nelson	11/23
101	Ron Nebinger	11/26
126	Loretta Parker	11/27
065	Marnee Ardito	11/28



NOVEMBER ANNIVERSARIES

Lot #	Name	Date
030	Erwin & Carmen Vosberg	11/15/1959
099	Ron & Dorothy MacDonald	11/18/1961
129	Ron & Tiny Ricciuti	11/21/1964
097	Ed & Beverly Morrison	11/22/1980
042	Doug & Linda Swift	11/28/1987

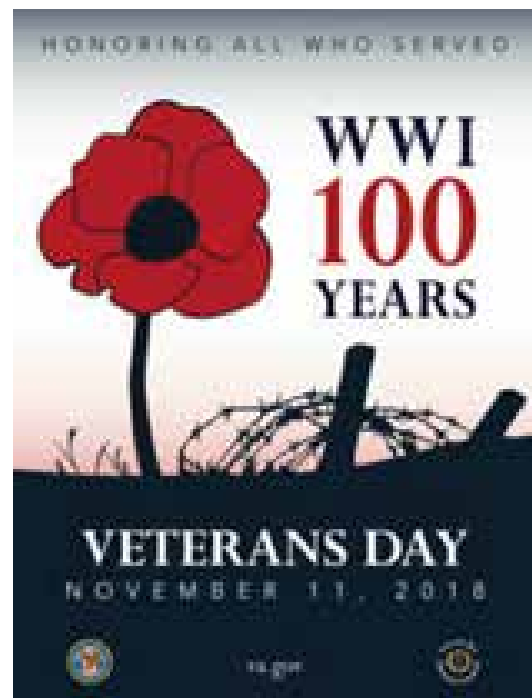


VETERANS DAY 2018

Veterans Day 2018 will be on Sunday, November 11th, 2018 and designated as a Federal Holiday on Monday, November 12th, 2018. As a federal holiday Veterans Day is typically observed on November 11th every year. However, if it occurs on a Sunday then the following Monday is designated as the Federal holiday, and if it occurs on a Saturday then either Saturday or Friday may be designated.

When the Federal holiday and November 11th dates are different often times Veterans Day activities will take place on both days and still many activities are often scheduled the weekend leading up to Veterans Day even if both dates match.

2018 marks the Centennial Commemoration of the end of World War I on November 11, 1918. The theme for the 2018 Veterans Day Poster is: "The War to End All Wars" and features a poppy and barbed wire.



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)
Dolores Wilkinson	66 (Health issues)
Barbara Purtell	79 (Currently in rehab)
Doug Elstone	108 (Stroke)
Joy Markovics	140 (Lung cancer)
Judy Oliver	179 (Hip Surgery)
Rosalyn Green	198 (Cancer treatment)
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.

FLORIDA NON-HOMESTEAD TAX

Your homeowner's association normally does not get involved in political issues. However, some residents have indicated their concern regarding the Florida Non-Homestead amendment appearing on the November ballot. It possibly could influence future property taxes including the taxes as related to Lakewood Village. We take no action either way, just letting you know it will be on the ballot when you vote for those registered to vote in Florida.

The amendment is as follows.

Florida Amendment 2, the Permanent Cap on Non-homestead Parcel Assessment Increases Amendment, is on the ballot in Florida as an amendment on November 6, 2018.

A **"yes"** vote supports this amendment to make permanent the cap of 10 percent on annual non-homestead parcel assessment increases set to expire on January 1, 2019.

A **"no"** vote opposes this amendment to make permanent the cap of 10 percent on annual non-homestead parcel assessment increases set to expire on January 1, 2019.

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.

November 4, 2018

Mustang Club of Charlotte County Car Show

10:00am – 3:00pm

Fisherman's Village

1200 W. Retta Esplanade

Punta Gorda, FL, 33950

Vintage cars spanning the decades on display in the Village Parking lot.

For contact email mustangchuck94@gmail.com.

November 6, 2018

Cardiac Diet Nutrition Class

9:00 AM - 10:00 AM EST

Learn heart-healthy and low sodium food options.

Bayfront Health Wellness & Rehab Center

733 E. Olympia Ave., Punta Gorda, FL

To reserve your seat, call 941-637-2497.

November 10, 2018

Gardens of Punta Gorda Walking Tour

2:00 PM - 4:00 PM EST

Website: <https://swfloridawalkingtours.com/garden-walking-tours/>

When visionary Colonel Isaac Trabue founded Punta Gorda, he imagined it would become a "villa town" and from the start designated the waterfront property as public parks. We start at the parking garage on Herald Court, make our way to Retta Esplanade and wind through the historic neighborhood to History Park. At History Park meet with a Master Gardener who tours us around the park, pointing out specific plants and sharing seeds. We end the 2-hour walking tour back at the parking garage. Tickets are \$19 for adults and \$9 for accompanied minors 16 and under. **Tickets must be purchased in advance.** A percentage of the ticket price is donated to the Punta Gorda Historical Society.

November 17, 2018

Turkey in the Hole

Gator Wilderness Camp School

44930 Farabee Road

Punta Gorda, FL 33982

Website: <http://www.gatorwildernesscamp.com/>

SUB-FLOOR & FLOORING EXPERTS!

Sub-Floor Repairs



Laminate Flooring



**LICENSED
INSURED
BONDED**

**FLORIDA
ANCHOR AND BARRIER
COMPANY**

**FREE
ESTIMATES**

**30
YRS
EXPERIENCE**

**STATE CERTIFIED
GENERAL CONTRACTOR
CGC# 004138**

**STATE LICENSED
MOBILE HOME INSTALLER
IH# 102549/1**



941.343.8022

800.681.3772

Turkey in the Hole is an annual event hosted by Gator Wilderness Camp School on camp property. The day includes campsite tours, a full turkey dinner, children's games, a short program from our boys and an auction with many items being made by our boys.



Time Information:

9:30 am - 11:00 am - Campsite Tours
 10:00 am - 12:00 pm – Children's Games
 12:00 pm - Dinner is Served
 1:00 pm – Program
 1:30 pm - Auction Begins

Contact Information:

Gator Camp Office - 941-639-7722

Fees/Admission:

Open to the Public - Donations Appreciated

November 17, 2018

Lighting of the Village

Traditional Christmas Celebration

5:30 PM - 9:00 PM EST

Fisherman's Village

Website: <http://www.fishville.com>

Fees/Admission:

Please bring canned goods for Share the Blessing Ministry

Official Lighting of the Village! Over 1 million lights and themed decorations will be illuminated at 5:30 pm with ribbon cutting! Even includes live entertainment, complimentary refreshments, visits with Santa, shopping, dining & dancing!

I remember the 'good old days
 when 'snap, crackle and pop'
 were sounds I heard from my
 cereal, not my body!



A LITTLE HUMOR

An out-of-towner drove his car into a ditch in a desolated area. Luckily, a local farmer came to help with his big strong horse named Buddy. He hitched Buddy up to the car and yelled, "Pull, Nellie, pull!" Buddy didn't move. Then the farmer hollered, "Pull, Buster, pull!" Buddy didn't respond.

Once more the farmer commanded, "Pull, Coco, pull!" Nothing. Then the farmer nonchalantly said, "Pull, Buddy, pull!" And the horse easily dragged the car out of the ditch. The motorist was most appreciative and very curious. He asked the farmer why he called his horse by the wrong name three times. The farmer said, "Oh, Buddy is blind and if he thought he was the only one pulling, he wouldn't even try!"

~~~~~  
 An elderly gent was invited to his old friends' home for dinner one evening. He was impressed by the way his buddy preceded every request to his wife endearing terms-Honey, My Love, Darling, Sweetheart, Pumpkin, etc.

The couple had been married almost 70 years, and clearly, they were still very much in love. While the wife was in the kitchen, the man leaned over and said to his host, "I think it's wonderful that, after all these years, you still call your wife those loving pet names."

The old man hung his head. "I have to tell you the truth," he said, "I forgot her name about 10 years ago."

~~~~~  
 An elderly woman had just returned to her home from an evening at church service when she was startled by an intruder. As she caught the man in the act of robbing her home of its valuables, she yelled, "STOP! ACTS 2:38!" (Repent and be baptized, in the name of the lord, so that your sins may be forgiven.)

The burglar stopped in his tracks. The woman calmly called the police and explained what she had done. As the officer cuffed the man to take him in, he asked the burglar, "Why did you just stand there? All the old lady did was yell scripture at you."

"SCRIPTURE?!" replied the burglar, "She said she had an AXE and TWO 38's!"





LAKEWOOD VILLAGE HOA

November 2018

THIS CALENDAR IS SUBJECT TO WORK BEING DONE IN THE CLUBHOUSE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
CHARLOTTE NON-EMERGENCY NUMBER 941 639 0013	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 WHEN YOU LEAVE).			1 1:00 Rug hooking 6:45pm "65" 7:00 Euchre	2 9:30am Coffee	3
4 	5 9:45 Ladies Bible study 1pm Bridge	6	7 7pm Bridge 7pm Dominoes	8 LADIES LUNCHEON 1:00 Rug hooking 6:45pm "65" 7:00 Euchre	9 9:30am Coffee	10
11	12 9:00 Shuffle Board 9:45 Ladies Bible study VETERANS DAY TRIBUTE NEWSLETTER DEAD-LINE	13 9:00 Shuffle Board	14 9:00 Shuffle Board 7pm Bridge 7pm Dominoes	15 9:00 Shuffle Board 1:00 Rug hooking 6:45pm "65" 7:00 Euchre	16 9:30am Coffee 10:00 Board meets	17 Turkey in the hole
18 7:00 Hymn sing	19 9:00 Shuffle Board 9:45 Ladies Bible study 1pm Bridge	20 9:00 Shuffle Board 7:00 ASSOCIATION MEETING	21 9:00 Shuffle Board 7pm Bridge 7pm Dominoes	22 2:00pm THANKS-GIVING POTLUCK	23 9:30am Coffee	24
25	26 9:00 Shuffle Board 9:45 Ladies Bible study 1pm Bridge	27 9:00 Shuffle Board	28 9:00 Shuffle Board 7pm Bridge 7pm Dominoes	29 9:00 Shuffle Board 1:00 Rug hooking 6:45pm "65" 7:00 Euchre	30 9:30am Coffee	9-10am Pool Exercise Every Day Weather Permitting

LOOKED UNDER YOUR MOBILE HOME LATELY?



BEFORE



AFTER

Insist on 8 Ft.
Wide Vapor
Barrier for a
Seamless Fit!

OVER 10,000 VAPOR BARRIERS INSTALLED!



WE CAN FIX YOUR SOFT FLOORS!

WE ALSO SPECIALIZE IN MOBILE HOME FLOORING REPAIRS, AND LAMINATE FLOORING.



STATE CERTIFIED GENERAL
CONTRACTOR

#004138

STATE CERTIFIED
MOBILE HOME INSTALLER

#IH/102549/1

ESTIMATES ALWAYS FREE FAMILY OWNED & OPERATED

941.343.8022 800.681.3772



Since 1984
AllWeatherRoofing Inc.

Home of the Lifetime Transferable Warranty!

Florida Licensed Contractor #CCC058045 & #CCC1330500

30+
YEARS
AS #1!

SAVE OUR
FLYER FOR
10% OFF



FREE VIDEO ROOF INSPECTION

We shoot a detailed VIDEO of your roof so **you** can see EXACTLY what the problems are at the time of our **FREE** estimate.

Your #1 Mobile Home Roofing Company

1-800-297-3758

www.YourBestRoof.com



Like us on facebook.

For over 3 decades, we have made it our aim to provide the highest quality mobile home roofing services in our community. You can always count on us to give you an honest assesment of your roof. Not only will you get the best experience at a fair price, you'll also get the best warranty coverage available on the market! Don't risk getting a cheap job or being taken advantage of by another company, **call us today!**

Family Owned & Operated



For Over 3 Decades!