

The official magazine of The Lakewood Community

# The Ripples

June 2024

➤ SUMMER  
IS  
HERE!



**Lakewood**  
PROPERTY OWNERS  
ASSOCIATION

▼  
**Lakewood Garden Club Grants** | New Board Officers  
Fourth of July Festivities | **Summer Events for Lakewood Kids**



# LPOA Committee Chairpersons

## ADMINISTRATIVE COMMITTEES

**ARB/ARC** // Judy Alyea

**Appeals** // Steve White

**Election** // Barb Burns

**Executive** // Jon Snow

## ADVISORY COMMITTEES

**Activities** // Meg Young

**Facilities Development** // Emmett McClintock

**Finance** // Dave Stackelhouse

**Food & Beverage** // Jahala Kinser

**Insurance** // Unfilled

**Lake Use** // Scott Lankford

# Association Staff

## ADMINISTRATIVE

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**Assistant to the GM** Madison Greenlee // [Madison@lpoa.com](mailto:Madison@lpoa.com)

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**Compliance Officer, Department Supervisor**

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**Community Services Reception** Ann Bellinghausen // [ann@lpoa.com](mailto:ann@lpoa.com)

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**Argyle** // 816-541-2452

## MAINTENANCE

**Maintenance Manager** John Thomas // [Jthomas@lpoa.com](mailto:Jthomas@lpoa.com)

# Board Members

## BOARD OF DIRECTORS

### Officers

**President** James Treu (*Multi Family*)

*Liason to Multi Family Parcels*

**EMAIL** [james.treu@lpoa.com](mailto:james.treu@lpoa.com)

**Vice President** Jon Snow (*West Lake*)

*Liason to Executive Committee*

**EMAIL** [jon.snow@lpoa.com](mailto:jon.snow@lpoa.com)

**Treasurer** Marty Nevshemal (*At Large*)

*Liason to Finance Committee*

**EMAIL** [marty.nevshemal@lpoa.com](mailto:marty.nevshemal@lpoa.com)

**Secretary** Kim Curran (*At Large*)

*Liason to Appeals Committee*

**EMAIL** [kim.curran@lpoa.com](mailto:kim.curran@lpoa.com)

### Directors

**Drew Reynolds** (*At Large*)

*Liason to Activites Committee*

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**Andrew Crocker** (*At Large*)

*Liason to Food & Beverage Committee*

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**Tom Maloney** (*East Lake*)

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**Randy Wisthoff** (*At Large*)

*Liason to Golf Committee*

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**Rob Regier** (*At Large*)

*Liason to Facilities Development &*

*Lake Use Committees*

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## LPOA Office

651 NE St. Andrews Circle, Lee's Summit, MO 64064

Monday through Friday - 8:30 a.m. to 5:00 p.m.

**PHONE** 816-373-4326 **COMMUNITY SERVICES** 816-373-1500

**WEBSITE** [www.LPOA.com](http://www.LPOA.com)

# June

## From the General Manager, Mark Reid



### Welcome to June in Lakewood.

Summer vacation has officially begun for many students and their families. We are excited to see Lakewood come to life, the lakes and pools full, the walking trails busy, and folks enjoying all the neighborhood has to offer. Residents can all take an opportunity to enjoy and reflect on the preparations and financial decisions that led to our fully functioning amenities, healthy lakes and infrastructure that may go unnoticed on a daily basis, and keep them in mind as they take advantage of what they've invested in. With the Vision Steering Committee, Ad Hoc Playground Committee, and other groups established with commitments to investing in the future of Lakewood as well as an on-track debt pay down plan, residents should feel very comfortable and pleased with the way things are going. Our Lakewood lifestyle has never been better.

Enjoy the summer;  
we appreciate you.

### IN THIS ISSUE

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# From the Boardroom

## James Treu, Board President

---

It's introduction time. I'm James Treu. I'm the Multi-Family Liaison on the Board of Directors. I was appointed to finish Joseph Pec's term when he stepped down last year.

I've also been elected by the Board to be President. I've had a number of titles in my adult life—CPA, PhD, Assistant Professor, Lieutenant Colonel, CFO, Commander, Director, and now President—but I'm still primarily James, a father of two highly loved adult children, a brother to two great sisters, a good friend, I hope, to a good number of good people, and a proud member of this community.

The members of the Board of Directors have big tasks, it is true. This isn't our "job"; we're all volunteers. Yet we choose to take pains to carve out the time needed to see to the challenges and opportunities the Board must address. And just in case any of you are wondering, we aren't compensated in any way. Chef Eber and assistants may be kind enough to provide us a very light meal—you wouldn't want us falling asleep in the middle of a session—before the start of the monthly Board meeting, but only skinflints might consider that compensation.

We have great amenities and facilities here at Lakewood. One of the facts of any group of amenities or facilities is that assets naturally break down and become unusable over time. Pools, marinas, tennis courts, playgrounds, etc.—all have a shelf life, even when maintenance is kept up, and some become unsafe even before they experience final deterioration. At that time, they must be replaced with new ones—or ones so refurbished that they are effectively new.

And therein lies a great challenge before the Association's Board and Staff. As laid out in the Transparency/Reserve Funding section of the website, for at least 20 of Lakewood's 50+ years, Lakewood did not set dues to properly account for replacement of assets. One can imagine how that happened: enough people saying, "I don't want my dues going up past the rate of inflation (or even at all)" and the Boards of the time, focused on other issues, or not fully realizing or foreseeing a future where things are nearly always a bit foggy at best when thought of in the present, feeling pressured to accede.

When the founders'/developers set forth in the Declarations a maximum annual assessment (dues) increase at 1.5 times the rate of inflation, it was with the

knowledge that reserves would have to be created, but the what and why of those reserves—and the financial tools (forecasting and otherwise) to assist—in retrospect could have been better articulated.

Having dues go up at or somewhere near 1.5 times the rate of inflation creates those reserves and helps the Association avoid borrowing money—another draining expense—or needing to levy a special (and often heavy) assessment on homeowners when major assets must be replaced. Does anyone, including me, want their dues going up so, especially in an era of higher than normal inflation? Of course not. But the alternatives are even less attractive.

Lakewood's combination of pools, lakes, marinas, fishing, boating, play parks, athletic fields and courts, golf, etc. is nearly unmatched by any HOA in a wide area.

Is hindsight clearer? Sure, it often is. Perhaps something less than 1.5 times the rate of inflation could have been possible for those 20 or so years and still have allowed building up sufficient reserves to cover nearly everything. But now we're like the mature family with some debt that finds itself with major assets needing replacing in the not so distant future, but without having saved enough to purchase them. And since that's not pleasant for anyone, it's all too easy to focus on what was or wasn't done (or should or shouldn't have been), and how equitable or not equitable certain things were, and so consume our time in emotional disputes. But as that will do little to help us now, it's better instead that we focus on finding the best decisions and best balances going forward, seeing the complete picture and considering all well thought out input along the way.

The good news is that for the last 15 years or so, Boards and Staff have been able to mostly set a dues structure that provides for reserves, and so Lakewood has been able to envision a plan for replacing assets. Although there is a long way to go, with much still to do, and there will be hard decisions for Boards and Staff along the way, the Association is operating at a high level of efficiency



vs. budget, and the accumulation of reserves is proceeding along somewhat better than anticipated.

Lakewood's combination of pools, lakes, marinas, fishing, boating, play parks, athletic fields and courts, golf, etc. is nearly unmatched by any HOA in a wide area. Your Board and Staff are focused on maintaining that combination. This a GREAT place to live! We ask for your support to keep it that way.

And please see all the terrific information that is now on the website!

### Lakewood Property Owners Association Board of Directors' Meeting Actions taken May 9, 2024

#### Approved

- Contractor Wood River for Clubhouse Deck Replacement
- Triple Net Lease Format for 2025 Clubhouse Lease Agreement
- Proposed Amendment to LPOA By-Laws – Max Spending Authority Without a Vote of Membership
- Director Treu Elected as LPOA President
- Director Snow Elected as LPOA Vice President
- Director Curran Elected as LPOA Secretary
- Director Nevshemal Elected as LPOA Treasurer

#### Tabled

- Pleasure Dock and Sidewalk in the Falls at Lakewood Parcel

#### Closed

- East Lake Village Basketball Court Repair/Tennis Court Conversion

### LPOA/LHC BOARD MEETINGS

June 13 | July 11 | August 8

Meetings take place at 6:30 p.m. at the Lakewood Oaks Clubhouse.

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# Lakewood Calendar of Events

## JUNE



**13** LPOA & LHC Board Meeting

*All Committee Meetings are open for the first 15 minutes for Resident comments with the exception of Appeals Committee. Following the 15 minute window, it is up to the discretion of the Committee Chairperson to allow Residents to sit in on the meeting.*

## JULY



- 3** Lighted Boat Parade
- 4** 4th of July 5K & Pancake Breakfast
- 4** Fireworks on the Rock
- 4** LPOA Offices Closed
- 11** LPOA & LHC Board Meeting
- 31** Lakewood Improvement Proposals Due

## AUGUST



- 3** LAC Concert on the Rock
- 8** LPOA & LHC Board Meeting
- 15** Food & Beverage Committee Meeting
- 17** LAC Front Nine & Wine

## Notice of Pending Amendment to LPOA By-Laws

In accordance with LPOA By-laws, notice is hereby given to LPOA membership of pending amendment to LPOA By-laws. The following language was introduced for consideration and accepted at the May 9, 2024 Board of Directors meeting. At their meeting on June 13, 2024 the Board will again consider this language and vote on adoption. Current language is struck through and proposed language is underlined.

Please see <https://lpoa.com/about-us/governing-documents/> and scroll to the "By-Laws" section to view Pending Amendments to LPOA By-Laws.



## Lakewood MARKET MINUTE

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KimConnectsKC.com



# Lakewood Swim Teams

## 2024 Calendar

**June 5:** Cruisers vs Lasers

**June 12:** Lasers vs New Longview

**June 19:** Cruisers vs Raintree

**June 26:** Lasers vs Winterset

**July 2 (Tuesday):** Cruisers vs Winterset

**July 10:** Lasers vs Winsboro

**July 10:** Last Swim Meet

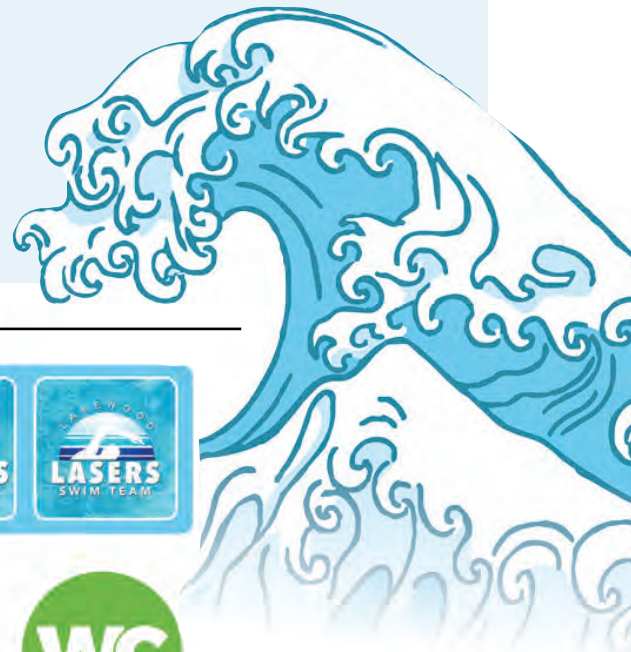
**July 12:** Last Day of Practice

**July 13:** Swim Championship

**July 14:** End of Season Party

*Additionally, the following dates are reserved  
in case of rescheduling due to weather:*

**June 6, 13, 20, 27 and July 11**



THANK YOU TO OUR  
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SwimThings  
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# Welcome!

## New Lakewood Residents

**Matthew Budz**

215 NE Bayview Drive

**Jabari & Marissa Wamble**

5424 NE Wedgewood Lane

**Robert & Luminita Reed**

4013 NE Sagamore Drive

**Thorn & Amanda Compton**

5229 NE Sawgrass Drive

## The Jackson County Republican Club

For more than two decades The Jackson County Republican Club (JCRC) has met on third Thursday's at (7:00 PM) of each month (except December's) at the Lakewood Oaks Golf and Country Club. **Come and join us — we have great speakers!**

**July 18, 2024:**

Missouri's Outspoken Attorney General — Andrew Bailey

*Paid for by the Jackson County Republican Club—David Stackelhouse, Treasurer*



The Lee's Summit Police Department offers a House Watch to be used when you are out of town. If you wish to be added to their House Watch List, please contact LSPD at 816-969-1700. Don't forget to contact the LPOA Office at 816-373-4326 so they can notify Community Services to keep an extra eye on your property as well.



## Digital Ripples

Do you receive The Ripples both in print and digitally? Please help us save money and trees by letting us know to remove you from the printed copy. Simply email [cariann@lpoa.com](mailto:cariann@lpoa.com).

## WANT TO "GO GREEN"?

### The Ripples

If you would like to stop receiving the Ripples by US Mail and would like to access it online ([www.lpoa.com](http://www.lpoa.com)), simply email Cariann at [cariann@lpoa.com](mailto:cariann@lpoa.com).

### Statements

If you would like to stop receiving statements by US Mail, please contact Cari at [cari@lpoa.com](mailto:cari@lpoa.com) or access the "Going Green" form on our website at [www.lpoa.com](http://www.lpoa.com). Please be advised that our current accounting system does not have online access, so by not receiving a statement you will not be notified if you charge any additional items to your account (ie. Snack bar and Argyle meals, boat stickers, boat rentals, etc).

## Fall 2024 Ball Field & Soccer Field Lottery

The Fall 2024 Ball Field & Soccer Field Lottery will be held Tuesday, August 6 at 5:30 p.m. It will take place at the Lakewood Oaks Country Club in Banquet Room 3. Reservations will be needed for this meeting and only one representative from each team will be allowed to attend. You can reserve your spot by emailing Ann Bellinghausen at [ann@lpoa.com](mailto:ann@lpoa.com). For those who will be unable to attend, you can contact Ann via phone at 816-541-2426 the day after and they will help find you an available field.



## POOL HOURS

The Lakewood Pools are open for the season! See the hours for each pool below.

### Lakewood Aquatic Center Pool

4105 NW Lake Drive

Sunday – Thursday: 11:30 a.m. – 8:30 p.m.

Friday & Saturday: 11:30 a.m. – 10:00 p.m.

Lap Swim Daily: 5:30 a.m. - 7:00 a.m.

### East Lake Pool

4140 NE Channel Drive

Daily: 11:30 a.m. – 8:30 p.m.

### Lakewood Oaks Pool

5536 NE Northgate Crossing

Monday - Sunday: 10:30 a.m. – 7:00 p.m.

Water Aerobics/AquaFit: Monday - Saturday

Two sessions at 7:15 a.m. and 8:15 a.m.

Each lasting approximately 45 min.

**You must have your I.D. with you before arriving at the pool.** If you lose your card, please come to the office and get a replacement in order to get into the pool. Guest Pool punch cards are available at the LPOA office, Aquatic Center Pool, or East Village Gate Office Guard Shack, \$17.50 for a 5 punch card or \$35 for a 10 punch card, and do not expire.



## PONTOON RENTALS



Pontoons are available to residents to rent throughout the summer. A signed contract and boat rental fee is required at the office. Note that pontoon rentals can only be made up to **1 month in advance**. Please call or stop by for any questions!

**816.373.4326**

651 NE St. Andrew's Cir.



**Lakewood**  
PROPERTY OWNERS ASSOCIATION



# LAKEWOOD FIREWORKS SHOW




We are now accepting donations  
for our Annual 4th of July  
Fireworks Show!

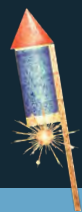
**DONATIONS DUE BY JUNE 10, 2024**

The funds go towards the contract for the display, LS Police Stand-by and other miscellaneous items needed to ensure the show proceeds smoothly.

It's been recognized as one of the best in the area, and so residents are encouraged to donate! We strive to make each new year's show a memorable and fun experience, and we hope you'll show your support and join us. Donors will be featured in the Ripples each month.



**To donate, stop by the office and fill out a form!**  
Cash or checks are accepted.



**Thank you for donating!**

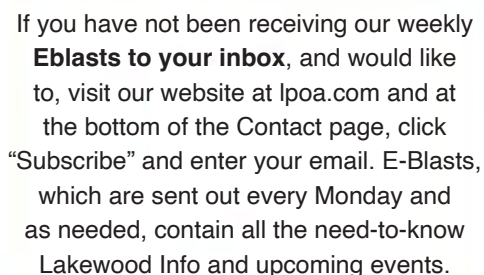
Terry & Steve White (\$100)   Stephanie & Walter Chatman (\$100)   Harry F. Judy Trust (\$200.00)



## HOURS EXTENSION NOTICE

**We have extended office hours  
until 7:00 p.m. on WEDNESDAYS  
ONLY from now until July 31.**

The extended hours are a great opportunity for ID renewals, which must be complete before May 25 when the pools open in order to use this amenity and all others! If you have questions you may call  
**816-373-4326.**



If you have not been receiving our weekly **Eblasts to your inbox**, and would like to, visit our website at [lpoa.com](http://lpoa.com) and at the bottom of the Contact page, click "Subscribe" and enter your email. E-Blasts, which are sent out every Monday and as needed, contain all the need-to-know Lakewood Info and upcoming events.

## ARB/ARC Information

**ARB/ARC deadlines are the 1st and 3rd Monday of every month.** The meetings are the 2nd and 4th Tuesday at 6:00 pm. All meetings will take place at the Community Service Office, 735 NE Lakewood Blvd.





**Lakewood**  
— Activities Committee —

# 4TH OF JULY FESTIVITIES

## **JULY 3**

### **Lighted Boat Parade — 8:00 PM**

Join us for a festive night on the water! Deck your boats out and join the boat procession or enjoy the show from land. Lineup will begin at the West Dam (10 NE Chapel Rd) Check the LAC Facebook and LPOA EBlasts for more info.

## **JULY 4**

### **4th of July 5K — 7:30 AM–9:00 AM**

Join us the morning of the 4th to run, walk, or roll a 5K; following the Lakewood Loop, it will start and end at the East Lake Village Park (4140 NE Channel Dr.)

### **Pancake Breakfast — 9:00 AM–11:00 AM**

Enjoy a delicious pancake breakfast at the Cove (4105 NW Lake Dr.) courtesy of Chris Cakes, \$7/plate (LPOA account charge ONLY). For the adults, there will be a Cash Bar with Mimosas and Bloody Marys!

### **DJ Pool Party — 12:00 PM–3:00 PM**

Come join the fun while DJ Miles McMahon rocks the pool deck with great music and games. Cash Bar will be open.

### **Fireworks on the Rock — 9:30 PM or Dusk**

Come join us for Lakewood's amazing Fireworks event, which wouldn't be possible without our amazing residents and donors. Thank you!

**CHECK LPOA EBLASTS AND THE LAC FACEBOOK PAGE FOR MORE DETAILS & UPDATES!**

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# 2024 LPOA Junior Golf Sessions

LPOA Residents who have a child interested in learning & playing golf, join us for our clinics this summer! We can accept cash or check only, no LPOA Account charges. Juniors can sign up for multiple sessions.



\$90 per session | (816)-373-6886



**Ages 7 to 14**

5 PM to 6 PM

&

6:30 PM to 7:30 PM

- **Swing Fundamentals**
- **Short Game**
- **Skill Challenges**
- **Rules & Etiquette**

**3 Weeks per Session**

**Session One**

June 6, 13, 27

**Session Two**

July 11, 18, 25

**Session Three**

August 1, 8, 15

## JUNIOR TENNIS CLINICS

**SATURDAYS 9-11 AM • FREE FOR KIDS**

For three Saturdays in June, the **Lakewood Tennis Club**, along with the **Wallace Home Group**, **ReeceNichols**, will sponsor three **FREE** clinics for kids. So, save the dates to the right for bringing your kids out for some fun and tennis!

9:00 – 10 A.M. – Ages 6 to 12

10:00 – 11 A.M. – Ages 13 to 18.

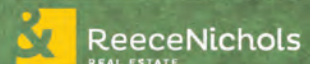
Drinks, snacks, and prizes will be given for all those participating.

**No prior registration necessary.**

**JUNE 8**  
**JUNE 15**  
**JUNE 22**



*in partnership with*



# Garden Club Grants Bring Butterflies into Area Schools



Three classroom teachers were awarded competitive Lakewood Garden Club grants in 2023. Following are observations from the teachers involved with the projects. Smart teaching; good learning!

## SR. STEPHEN PATRICK JOLY

### St. Michael's the Archangel High School

On Wednesday, April 15, three cups holding 15 caterpillars arrived at St. Michael the Archangel High School. Thanks to the generosity of the Lakewood Garden Club 2023 Garden Grant, the whole SMA school community gets an opportunity to watch the transformation of these caterpillars into beautiful butterflies. The seniors' primary question is, "Will they transform before we graduate?" For many of the students, it has brought them back to elementary school where they first had the experience of watching the transformation. In just five days, the caterpillars had begun to spread threads of silk around the containers.

Many groups of students and staff are taking particular interest in this project. Students in ceramics are sculpting butterfly puddlers to be added to a future butterfly garden at the school. Other students are in the process of drafting designs for a butterfly garden. Digital media students are capturing the transformation process and look forward to the addition of the butterfly garden to capture more beautiful scenes in nature. Students in the St. Michael the Archangel Inclusive Learning Enhancement (SMILE) Life Skills class are taking a more active role in observing the transformation day by day. The transformation will be complete and the butterflies ready for release prior to final exams.

It was fitting that the caterpillars arrived during the Easter season, since butterflies are a symbol of the Resurrection. The stages of life from the caterpillar, chrysalis, and butterfly signify the life, death, and resurrection of Jesus Christ, as well as the Christian who after Baptism emerges to new life.

In addition to the caterpillars, the SMA Science department was able to purchase a plant light house, which expands their capacity to perform experiments with plants,

such as Wisconsin fast plant genetics labs, transpiration labs and student planned plant



experiments. The light house may also be used to grow plants from seeds that can be planted in the planned butterfly garden.

Throughout the weeks of transformation, SMA students were invited to join a butterfly garden team which planned the design, implementation and maintenance of a butterfly garden for our campus next year and will educate others about the importance of native plants and creating natural habitats for butterflies.







## TYLER DYKES

8th Grade Science & Honors Science,  
Fly-Fishing Club sponsor

**Delta Woods Middle School (Blue Springs School District)**

During the fall of 2023 and continuing into the present, students in science classes at Delta Woods Middle School have experienced a combination of nature and technology. Thanks to the generosity and donation from the Lakewood Garden Club, students were able to make observations in a way that had never been implemented before at DWMS. Through grant money, bird feeders and motion-activated trail cameras were installed near seventh and eighth grade science classrooms. While students could observe different bird species and feeding habits, the information that was obtained did not stop there. The cameras were placed in front of the feeders which gave students a more intimate look at bird markings and behavior--to name a few characteristics they would not have been able to observe otherwise. Memory cards were pulled periodically from the cameras and shared with classes. These images help promote inquiry, discovery, and curiosity.

## JENNIFER ROHNER

7th Grade Science & Science Honors

**Delta Woods Middle School (Blue Springs School District)**

Our project "Feed the Birds" has been a great hit at Delta Woods Middle School. We were able to purchase bird feeder materials and bird seed to put in front of the science classroom windows. Students in my classroom were excited whenever they saw a new bird perched to feed! The Missouri Department of Conservation

provided us a poster to help identify the different birds we might see, and we collected data on how many of each type of bird we observed. This helped students



not just with observation skills, but also analyzing data and looking for patterns. We are so thankful to the Lakewood Garden Club for providing the funding for these materials and look forward to continuing our project!

# 1st Quarter Financial Report

## Lakewood Holding Company

A Nonprofit Organization (SP) Controlled by LPOA (1)

3/31/24

<u>Statement of Financial Position</u>	12/31/23	2024	Change	Comments
	Un-Audited	Mar		
Total Cash	\$ 541,222	\$ 579,400	\$ 38,178	Cash strong
Total Accounts Receivables Net of Allow.	249,175	262,900	(13,725)	Includes \$56K insurance Recv.
Total Inventory	190,305	204,936	(14,631)	Normal seasonal increase
Prepaid Exp & Right of Use Assets	323,182	321,059	2,123	
Total Capital Assets Net of Deprec.	1,713,234	1,681,974	31,260	No Capital spending
Other		-		
<b>Total Assets</b>	<b>3,017,118</b>	<b>3,050,270</b>		
Current Liabilities	575,246	570,955	(4,291)	
Financial Institution Long -Term Debt	911,133	875,266	(35,867)	Debt reduction
Promissory Note to LPOA	963,116	963,116	(0)	
Lease Obligations First Citizens	70,267	66,447	(3,820)	
Line of Credit	-	-	-	
Deferred Inc. Vehicle	-	-	-	
Lease - JD Credit	-	-	-	
Net Assets Unrestricted	497,356	574,486	77,130	
<b>Total Liabilities &amp; Net Assets</b>	<b>3,017,118</b>	<b>3,050,270</b>		

<u>Statement of Revenue &amp; Expenses</u>	YTD Q-1	YTD Q-1	B/(W)	YTD Q-1	B/(W)	Notes
	Actual	Budget	Budget	2023	2023	
Total Revenue	\$ 587,839	\$ 544,805	\$ 43,033	\$ 560,273	\$ 27,566	2
Cost of Goods Sold	13,147	14,025	878	14,447	1,300	
Gross Profit	574,692	530,780	43,911	545,826	28,866	
Operating Expenses	453,269	485,917	32,648	417,917	(35,352)	3
Income Tax Expense	-	-	-	1,557	1,557	
Interest/Other	13,032	12,996	(37)	13,719	687	
Operating Income	108,391	31,868	76,523	112,633	(4,242)	
Depreciation	31,260	31,931	670	30,061	(1,199)	
<b>Net Income</b>	<b>77,130</b>	<b>(63)</b>	<b>77,194</b>	<b>82,572</b>	<b>(5,442)</b>	4

### Notes

- 1 The LPOA Association is in a controlled group with LHC for purposes of the IRS code and is the only equity member of LHC. The two organizations share a Board of Directors.
- 2 Golf membership activity strong in Q-1. Total membership is 358.
- 3 Operating Expenses favorable to Budget, but over 2023 due to added Lease expense in 2024.
- 4 Net Income is better than Budget due to added golf activity and good expense control.



# Lakewood Property Owners Association

Financial Statements with Affiliated Parcels

3/31/24

## Balance Sheet

	3/31/23	2024	YTD
	Dec	Mar	Cash Chg.
	Un-Audited		
Total Cash/Short term securities	\$ 5,397,981	\$ 6,292,986	\$ 895,005
Total Inventory	30,791	34,044	(3,252)
Total Accts Receivables Net of Allow	349,328	348,226	1,102
Total Land, Building & Equip Net of Dep	11,448,291	11,526,593	(78,302)
Total Prepaid Expenses	562,872	402,812	160,060
Total LHC Notes Receivable	963,116	963,116	-
Total Assets	18,752,379	19,567,777	
Payables	585,075	668,758	83,683
Other Liabilities	217,419	444,262	226,843
Central Bank Loan	1,742,187	1,554,524	(187,663)
Line of Credit w/ Central Bank	-	-	-
Total Members' Equity	16,207,699	16,900,233	692,534
Total Liabilities & Equity	18,752,379	19,567,777	
	-	-	

## Statement of Revenue and Expenses

	2024	2024	B/(W)
	Q - 1	Q - 1	Budget
	Actual	Budget	Budget
Total Revenue	\$ 2,019,314	\$ 1,610,943	\$ 408,371
Total Expenses	1,326,779	1,314,669	(12,110)
Revenue Over (Under) Expenses	692,534	296,274	396,261
Parcel Net Revenue	136,208	-	(136,208)
Rev. Over (Under) Exp. Excl'dg Parcels	556,326	296,274	260,053

## Revenue And Expenses Comments

Notes: - 1 Net Revenue favorable to Budget primarily due to good expense control.

## Comments

Cash Strong, LPOA cash total is \$4,937K.

Total capital YTD \$250K, mostly on Swim Docks  
Reduction of Prepaid Insurance

Deferred income -- prepaid boat slips  
Loan due May, 2025.

# Lakewood Clubs

---

## Bass Fishing Club

Lakewood Lakes Bass Fishing Club: Join our Facebook group or contact our president, Walter Hammond, at waltfish13@gmail.com or 816-699-1091 to get involved!

## Bridge Club

If you have an interest in playing in a bridge card group either regularly or on an occasional basis as a substitute, please email Joe Casebolt using the email address jecase@comcast.net.

## Garden Club

**Wednesday, June 26, 2024**

Refreshments-9:00-9:30 a.m.

Program-9:30 a.m. Business Meeting then travel to

Hosta Alley in Pleasant Hill

Lakewood Oaks Country Club, Banquet Rooms

### Hosta Alley — Gardening in the Woods

Gayle and Phil Alley, owners of Hosta Alley, presented our program in February 2020 and they became an instant favorite for a repeat program, and we have been invited to visit their hosta haven for a tour of their extensive garden that surrounds their residence—a timber frame home—and contains more than a dozen hardscapes. We will travel to Pleasant Hill after the business meeting.

## Ladies Club 50+

Friendship, fun, and fabulous 50+ females ... this social club engages Lakewood women in a variety of experiences. We meet monthly, but also schedule field trips and special events that reflect member interest. Don't delay - come join the fun!

For membership and program info, visit our Facebook page: Lakewood Ladies 50+ Club (<https://www.facebook.com/groups/1506479506757670>).

## Moms Club

New to Lakewood or lived here for years? Lakewood Moms Club is the way to connect with our amazing community. We have events for moms, kids and families. There is always something happening. Come join the fun!

### Membership information:

lakewoodmomsclub64064@gmail.com

Want to hear quickly from someone? Text Alexandra Davison at 314-368-0957.

## Pilates Club

Pilates has returned to the Augusta Room for meetings.

Tuesdays 5:30 - 6:30 p.m. Barre Pilates/mat Pilates

Wednesdays 8:00 - 9:00 a.m. Barre Pilates/mat Pilates

Barre class size and space is limited because we use chairs for stability which take up a lot of room so check with Cathy prior to attending to confirm availability. While Barre requires reservations, spots are often open but please first check by calling or texting 816-305-0632 or email lakewoodpilatesclub3@gmail.com. Friday PIYO does not use chairs and is walk in. For all classes multiple modifications are cued so everybody from beginners to advanced benefit. Signed waivers are required prior to attending first session.

## Sail & Paddle Club

The Lakewood Sail & Paddle Club is celebrating its 21st year of providing "On The Water" access for Lakewood residents.

**Family** – \$75/yr includes personal use for your family and your guests with you.

**Single** – \$50/yr includes personal use for you and your guest with you

Contact Steve Bertken at SailLakewood@gmail.com to fill out the 2023 Membership form. The 2023 Members Welcome and access passcode will be emailed after signup. Online Payment options: PayPals, Venmo, Check or Cash.

## Stitchers Club

The Lakewood Stitchers Club meets the second Thursday of each month in a residential home, from 1:00 - 4:00 p.m. Feel free to bring your knitting, crocheting, needlework, or other portable craft. Join us in a neighborly chat, while seeing all the creative ideas. If you would like to learn to knit, crochet, or learn any other needleart, we are happy to provide personal instruction as well. Contact Wendy at wgriffen@sbcglobal.net for more information.

## Tennis Club

### Junior Clinics

During the month of June, the Tennis Club, along with the Wallace Home Group, will sponsor three FREE tennis clinics for kids. So, save these dates to take your kids out for some fun and tennis.

### Saturdays June 8, June 15, and June 22

9:00 – 10 a.m. – Ages 6 to 12

10:00 – 11 a.m. – Ages 13 to 18.

### No sign ups or registration.

Drinks, snacks, and prizes will be given to all those participating.

### Drop in Tennis

This adult program meets every Thursday evening at the main courts on Lake Drive. The time is 6:00 pm. We will have pickup matches and instruction (if requested). So, dust off that racquet and come on down.

If you would like to receive regular e-mails from the club, send an e-mail to Jack McLaren at lakewoodtennis64064@gmail.com. That way you can keep up with all the tennis news in Lakewood.

Any questions about Lakewood Tennis call either:

Jack McLaren 816-868-4933 or Steve Winship 816-809-2924

## Aquafit/Water Aerobics Club

Water Aerobics has begun at the Oaks Pool! Two sessions - 7:15 a.m. and 8:15 a.m. Join us! Questions? 816-805-6247

## Yoga Club

Yoga has now returned to the Augusta Room for meetings. Please bring your own mat and props. You will be asked to sign a waiver on the first visit. Consult your health care provider for approval before starting a new activity such as yoga and follow any restrictions recommended. All levels of experience including beginners are welcome.

**Monday** 5:30 - 6:30 p.m. medium level class

**Wednesday** 5:30-6:30 p.m. all levels

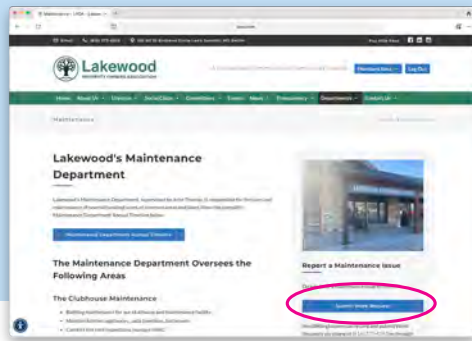
**Saturday** 9:00 -10:15 a.m. active level class



## Work Request Form Notice



We have available a work request form to address common grounds issues or repairs. These forms help our maintenance team address issues in a timely manner and keep track of them for future resident inquiries. To report a maintenance issue, please call the **Community Services Office** at 816-373-4343 or email Ann at [ann@lpoa.com](mailto:ann@lpoa.com) for Staff to write a Work Request on your behalf, or download by going to [lpoa.com/maintenance](http://lpoa.com/maintenance) and clicking "Work Request Form". We appreciate your understanding and cooperation!



## Grab N' Go at the Pub

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Short on time, or just looking for light fare? Stop by our Grab N' Go Fridge in the Pub. We stock it daily with fresh items like parfaits, protein bites, sandwiches, hardboiled or deviled eggs, and other special items.

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(816)-541-2453

**Hours of Operation:**  
8:00 AM-Sundown  
Tuesday thru Sunday



## 2024 Tournament Schedule

### 5 Fish Limit Per Boat

Tuesday/Thursday tournaments are \$20/boat plus a \$10 optional big bass buy-in.  
Saturdays are \$50 and \$10.

Tuesday June 4th • 5:30–9:00 PM  
Saturday June 8th • 7:00 AM–1:00 PM  
Thursday June 20th • 5:30–9:00 PM  
Tuesday July 9th • 5:30–9:00 PM  
Saturday July 13th • 7:00 AM–1:00 PM  
Thursday July 25th • 5:30–9:00 PM  
Saturday August 10th • 7:00 AM–1:00 PM  
Tuesday August 13th • 5:30–9:00 PM  
Thursday August 29th • 5:30–9:00 PM  
Tuesday September 10th • 5:30–9:00 PM  
Saturday September 14th • 7:00 AM–1:00 PM  
Thursday September 26th • 5:30–9:00 PM

Tuesday October 8th • 5:30–9:00 PM  
Saturday October 12th • 7:00 AM–2:00 PM CHAMPIONSHIP  
\$100/Boat • \$20/person Big Bass Side Pot



**Please check in at least  
15 minutes prior to launch**

**East or West Marina to be  
communicated prior to each date**

For more information on  
Lakewood Bass Fishing contact  
Steve Allen at 816.808.0303  
or [steve@acmehitch.com](mailto:steve@acmehitch.com).



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# Lakewood Resource Directory

## ATTORNEY COUNSELOR OF LAW

The Horn Law Firm - 816-795-7500  
Douglas Horn

## CHIROPRACTOR

Lakewood Chiropractic - 816.373.3373  
Sara Horn D.C.

## COMMERCIAL REAL ESTATE

Trey DeRousse - Newmark Zimmer -  
816-868-0526

## COSMETICS

Mary Kay Cosmetics - 816-686-3388

## DECK & FENCE BUILDER

Sun Deck & Home - 816-522-DECK (3325)  
LW Residents 25 years in the business  
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## DENTISTRY

Newhouse Periodontics - 816-373-6800  
Dr. Nancy Newhouse | NewhousePerio.com  
Implant Dentistry • Periodontics • Regeneration

Suchman and Darnall Family Dentistry  
816-373-3101 | suchmandarnall.com  
Dr. David Suchman, Dr. Thomas Mac Darnall,  
& Dr. Michelle Hendrix | Comprehensive Den-  
tal Care for the Whole Family

## ELECTRICAL

Lee's Summit Electric, Lamar Smith.  
816-695-8548

## EMPLOYMENT AGENCY

Vest Professional Placement - 816-282-6288  
www.VestPros.com

## FINANCE

Drew Reynolds - Edward Jones - 816-795-7529  
Drew.Reynolds@edwardjones.com

## HEATING & COOLING

AFC Heating & Cooling - 816-347-8388

## HOME INSPECTION SERVICES

ATM Home Inspection - 816-886-0186  
Home, Radon, Termite, Mold & Sewer Scoping  
insp. Evenings and weekends available.

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Newhouse Periodontics - 816-373-6800  
Dr. Nancy Newhouse | NewhousePerio.com  
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## INSURANCE

Kimberly Downey Noble (State Farm) -  
816-833-1180  
Bev McFee - 816-525-8558  
The Insurance Group  
Chris McNair - 816-352-2364  
Farmers Insurance

## INSURANCE/INVESTMENT

Michael Blau | State Farm | 816-525-2227

## MORTGAGE LENDING

Jill Underwood | Founder | 913-915-0150  
jill@jillunderwood.com | NMLS 454676  
Your Mortgage Queen NMLS 2563309

## ORTHOPEDICS - SPORTS MEDICINE - JOINT REPLACEMENT

Kansas City Orthopedic Alliance (KCOA) -  
Blue Springs | KCOrthoAlliance.com, 913-319-7600  
Dr. KC Doan and Dr. Daniel Reinhardt

## PEST CONTROL

Mitch Shipman | Bug Baron, Blue Beetle Pest  
Control, Text my cell at 816-305-8518

## PHOTOGRAPHY

Angi's Art - 816.853.4491  
www.angisart.com  
VanDeusenPhotography.com | 816-822-9100  
Established 1978 | Master Photog | Lori Hahn

## PHYSICAL THERAPY

Summit Strength Physical Therapy 816-524-7040

## PLUMBING

Golden's Plumbing - 816-350-2927  
Regal Plumbing - 816-368-1550

## REAL ESTATE

Kim Glaser - 816-282-4461  
KW - Kim Connects HOME Team  
Aaron Potter | Alexander-Potter Homes  
816-797-8282 | APotter1219@gmail.com  
Bev Fowler Spencer - 816-289-4654  
Chartwell  
Marcia Wallace - 816-251-1550 (office)  
Reece & Nichols

## VACUUM SALES & SERVICE

Mr C's Vac & Sewing Machine Center  
816-833-2300  
11808 E. 23rd Street, Independence, 64050  
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## VETERINARIAN

Lakewood Animal Health Center 816-373-1098

# Classified

2015 Suntracker DXL 20' pontoon boat  
with a 2015 Mercury 60 hp engine. Call  
for pricing! David at 816-769-8913.

## Lakewood Resource Directory

- Lakewood Resource Directory listings are \$10 a line, per month, and available by contacting cariann@lpoa.com.
- Open to Lakewood residents only.
- All charges will be made to your member's account, on a monthly basis.
- New listings need to be emailed to cariann@lpoa.com by the 15th of the month prior to when you want it to appear in the magazine.
- Your listing will run until you notify us to discontinue publishing.
- Should you decide to discontinue your listing, contact cariann@lpoa.com by the 15th of the month prior to when you want it to stop. (Example: If you ran a November listing and don't want it to run in December, notify us by November 15.) If notified after the 15th, your listing will run one more month and your account will be charged.

## Classifieds

- Lakewood Classified Ads will be \$7.50 a line, per month, and available by contacting cariann@lpoa.com.
- Open to Lakewood residents only.
- All charges will be made to your member's account.
- New ads should be submitted to cariann@lpoa by the 15th of the month prior to when you want it to appear.
- Your ad will run for one month unless you notify us to continue.

## Judgements Awarded

Thomas Crowley II (5328 NE Northgate Crossing) Laurence & Jane Kopek (205 NE Landings Drive)  
Joshua & Shellee Knox (411 NE Medford Dr.) Anthony & April Haggerty (405 NW Poplar)  
Brooke Dayley & Zachary Lacy (223 NE Bayview Dr.) Danielle Siavii (4223 NE Edmonson Court)  
Blake Berwald (5477 NE Wedgewood Ln.)

# JUNE MAINTENANCE UPDATE



**John Thomas, Maintenance Manager**

Welcome to summer! Thankfully the spring rains have returned and your common areas, lakes, ponds and flowers are loving it. Here's what is going on in your Maintenance Department.

## Maintenance Department Activity

- East & West Lake marina dock electrical service maintenance
- Common area tree trimming and removal
- Common area lighting maintenance
- Trash and pet waste station servicing
- Common area and shoreline trash collection
- Common ground turf care
- Playground maintenance and repair
- 23 acre walking trail maintenance
- Ball field grading
- Tennis court and wind screen maintenance
- Marina dock maintenance and repair
- Marina and pleasure dock goose waste removal
- Retention pond water treatment
- Clubhouse maintenance and repair

- Resident work request completion
- Sports court maintenance.
- Landscape and flower bed maintenance
- Flower bed watering
- Marina dock edge bumper repair
- Irrigation system maintenance
- Swimming pool and spray park maintenance
- Invasive species control

## Lakewood Improvement Projects

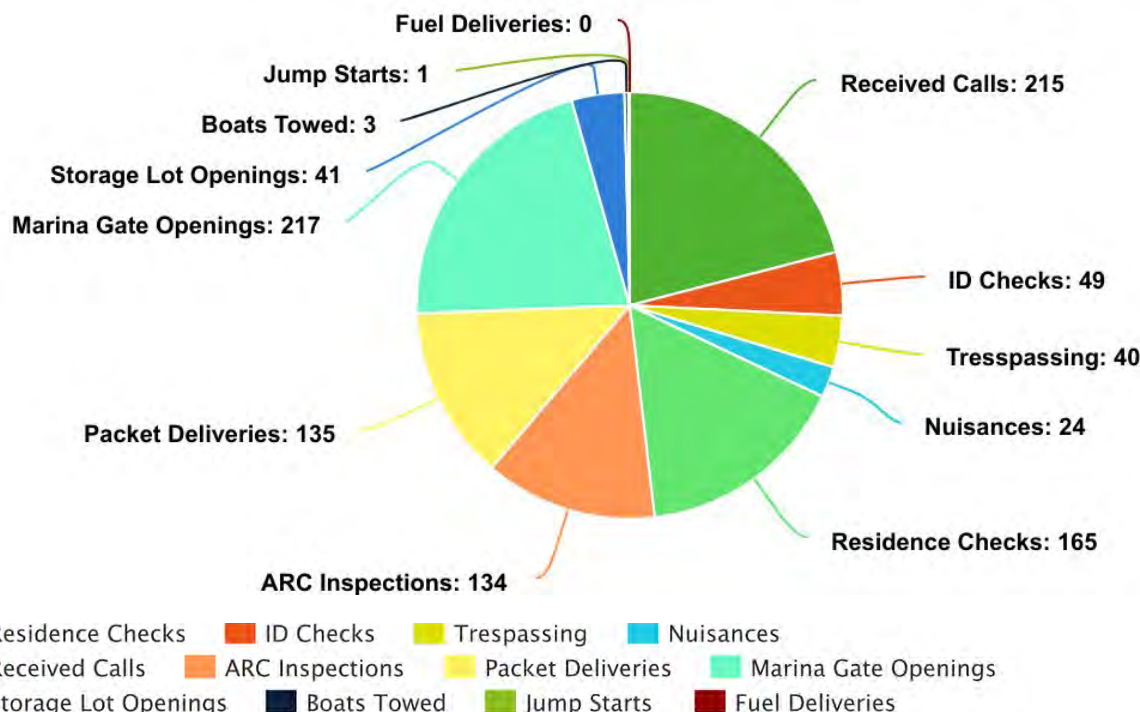
- East Lake Aquatic Vegetation Control
- West lake shoreline repair
- ELV basketball court surface repairs
- Main pool parking lot repairs
- East Lake marina parking lot repairs



*Projects and work done in May 2024.*

# APRIL COMMUNITY SERVICE REPORT

**Sean Bachtel, LPOA Director of Community Relations**







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# Lakewood

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[drew.hammer@edwardjones.com](mailto:drew.hammer@edwardjones.com)

\* Annual Percentage Yield (APY) effective 03/05/24. CDs offered by Edward Jones are bank-issued and FDIC-insured up to \$250,000 (principal and interest accrued but not yet paid) per depositor, per insured depository institution, for each account ownership category. Please visit [www.fdic.gov](http://www.fdic.gov) or contact your financial advisor for additional information. Subject to availability and price change. CD values are subject to interest rate risk such that when interest rates rise, the prices of CDs can decrease. If CDs are sold prior to maturity, the investor can lose principal value. FDIC insurance does not cover losses in market value. Early withdrawal may not be permitted. Yields quoted are net of all commissions. CDs require the distribution of interest and do not allow interest to compound. CDs offered through Edward Jones are issued by banks and thrifts nationwide. All CDs sold by Edward Jones are registered with the Depository Trust Corp. (DTC).