

The Ripples

September 2024

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Movie Night on the Rock | Lakewood Artists Show
Back to School | Smokin' in Lakewood

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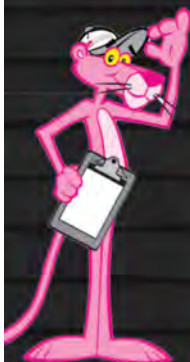


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Appeals // Steve White

Election // Barb Burns

Executive // Jon Snow

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Activities // Meg Young

Facilities Development // Terry White & Christy Nyquist

Finance // Dave Stackelhouse

Food & Beverage // Jahala Kinser

Insurance // Unfilled

Lake Use // Scott Lankford

Association Staff

ADMINISTRATIVE

General Manager Mark Reid // Mark@lpoa.com

Accounting Supervisor Machel Seiler // Mac@lpoa.com

Staff Assistant Sherry McNamara // Sherry@lpoa.com

Assistant to the GM Madison Greenlee // Madison@lpoa.com

Membership Accounting Cari Brown // Cari@lpoa.com

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Chef Eber Altamirano // Chef@logc.org

Argyle // 816-541-2452

MAINTENANCE

Maintenance Manager John Thomas // Jthomas@lpoa.com

Board Members

BOARD OF DIRECTORS

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Liason to Multi Family Parcels

EMAIL james.treu@lpoa.com

Vice President Jon Snow (*West Lake*)

Liason to Executive Committee

EMAIL jon.snow@lpoa.com

Treasurer Marty Nevshemal (*At Large*)

Liason to Finance Committee

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Secretary Kim Curran (*At Large*)

Liason to Appeals Committee

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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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(Vacant) (*East Lake*)

Liason to Insurance & ARB & ARC Committees

Randy Wisthoff (*At Large*)

Liason to Golf Committee

EMAIL randy.wisthoff@lpoa.com

Rob Regier (*At Large*)

Liason to Facilities Development & Lake Use Committees

EMAIL rob.regier@lpoa.com

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

September

From the General Manager, Mark Reid



September starts the budget process for the Association. This process culminates in the November Board meeting where the Board sets the Maximum Annual Assessment allowable and then determines the Actual Annual Assessment which must be at or below the Maximum. On August 14, the US Bureau of Labor Statistics published the July Consumer Price Index for all US Cities. This data is our benchmark for our authority under our Declarations and By Laws to set dues to offset inflation and provide for replacing the amenities of the Association when those amenities reach the end of their shelf life. The July data showed that the July 2024 Index was 314.54. When compared to the July 2023 Index of 305.691 it results in a year over year increase of 2.895%. Our Declarations allow for a up to 1.5 times the rate of inflation in order to provide for assets replacement and improvements as well as adjust for inflation. Therefore, for the 2025 budget, the maximum our dues may increase is 4.342%. I am thankful for all of the time commitment, wisdom and care that our Board of Directors and our volunteer committees like Finance, Facilities Development, Food and Beverage, Activities and Parcels put in to help establish reasonable and necessary budgets and move our community forward.

I very much appreciate the wonderful kindness and support that I, and my family, received from both LPOA and LOCC membership over the past month. In this month's edition of the Ripples, President Treu has disclosed that we have been in discussions, and with the support of the Board, we have all committed to a professional transition over the next 16 months to the next General Manager of the Lakewood Property Owners Association and the Lakewood Oaks Country Club. My last day with the organization will be December 31, 2025. By that date, we will have introduced, trained and fully supported the person, or persons, who will lead the organizations through hopefully the next 10 years or more.

I and my wonderful staff have a lot to do over the next 16 months and I will cherish and enjoy every day I spend with them checking the boxes on keeping Lakewood a safe, beautiful, and vibrant community.

I appreciate you all and I will look forward, as always, to talking to you and hearing from you as I begin to wind down this incredible fourteen-year journey in my life as your General Manager.

I am thankful for all of the time commitment, wisdom and care that our Board of Directors and our volunteer committees...put in to help establish reasonable and necessary budgets and move our community forward.

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From the Boardroom

James Treu, Board President

This month's article is in two parts. The first is about volunteers. Last month we said that Lakewood could not function without its dedicated staff. It also could not function, and certainly could not function nearly as well, without the many resident volunteers. There are a great number of committees here at Lakewood, all made up of volunteers. The Administrative Committees—the ARB/ARC, Appeals, Elections, and Executive; the Advisory Committees—Activities, Facilities (Development & Capital Improvement), Finance, Food & Beverage, Golf, Insurance, Lake Use, and Security; the Parcel Committees—there are at least 18 of them; and the Ad-Hoc committees (presently the Vision Committee and the Play Park Committee) all have various demanding tasks set before them. People dedicate their time to meet, often in the evenings, to carry out those tasks. And that's not even counting the clubs that have aspects that help Lakewood as a whole, like the Garden Club (and occasionally too the Ladies 50+ Club and the Mom's Club, but even clubs like the Tennis Club often provide free services to others).

All these volunteers give their time and effort to make Lakewood such a great place. There's a Board Liaison

There are several thousand members in Lakewood, so help Lakewood out and volunteer!

to each one of the committees, so we Board members have observed how much all of us in Lakewood benefit by what these volunteers give. Did you know that the committees (and, I'm guessing, the clubs too) are always looking for more members? Each committee can have up to 12 members, and almost none of them have reached that level at present. There are several thousand members in Lakewood, so help Lakewood out and volunteer! Committee Interest Forms (to apply) are available on the website or by contacting the Administrative offices.

The Association just spent a good amount for the Concert On The Rock. We might spend a bit more to honor our

volunteers at a sit-down event or two next year, where they can also network and bounce ideas off each other too. Is it enough in return for all they do for us? Probably not. But we want them to know how much we appreciate them, how much we rely on them, and how much their free and often extensive donations of their precious time and effort do not go unnoticed. The last thing we would want is for any of them to think that their investments of time and effort into Lakewood are thankless! On the contrary, we can't say it enough: thank you, Thank You, THANK YOU!

Switching subjects, it's maybe not a secret that our long-serving, extra hard-working General Manager, Mark Reid, has chosen to retire in a little less than a year and a half. You might be wondering why that should be brought up now. The answer is not just to damp-down rumors, but to let you know that there's an orderly process in this long transition, and that process has already begun because it's a LONG one.

A Search Committee has been formed, and that committee will be enlisting, with Board approval, the services of an Executive Search firm to assist with the process. That process itself is long and rigorous. Once the vetting and interviewing—in which the Board will be involved—have taken place, a narrow list will be developed that the Board will then make a decision about. Negotiations will have to take place, and once this new person and the Association have agreed, the new person will join us. We are hopeful that portion can be complete in early 2025.

The new person will have the title of Assistant General Manager during the interim, and will begin training, learning, and acclimating. At some point, hopefully not too far into the new year, this person can start taking over some of Mark's extensive duties and responsibilities. Ideally, by July 2025, Mark will have been able to turn over most all of his duties and responsibilities except for Budget.

As the Budget planning season begins in August 2025, the Assistant GM can learn the ropes about that highly

important area, being able to ask Mark and the Board and staff for clarification on a lot of things, as Budget is one of the more complex duties of the General

There's a plan, it's an orderly one, it will take a long while to do everything in it, and in doing so, we are committed to smooth, continued, uninterrupted management of Lakewood operations.

Manager. Ideally, by December 1, 2025, Mark will be able to transition all Budget duties to this person as well, and this person will then assume the title of General Manager. Mark can then be General Manager Emeritus for the month of December, able to answer questions, do special projects, and finish writing up continuity information to help things.

We can then wish Mark a happy and well-deserved retirement on or before December 31, 2025, thanking him and honoring him for his great service. The Board has some decisions to make long before then about possibly making the position of Assistant General Manager a permanent one. Having watched Mark and having almost daily interaction with him for many months now, it's become apparent that one person doing all that he does is just too great a strain, and impacts—through no fault of the overworked singular person—on the efficiency, effectiveness, and responsiveness of Lakewood operations.

So there you have it. There's a plan, it's an orderly one, it will take a long while to do everything in it, and in doing so, we are committed to smooth, continued, uninterrupted management of Lakewood operations.

Enjoy these late summer/early autumn days in Lakewood!

Lakewood Property Owners Association

Board of Directors' Meeting

Actions taken August 8, 2024

Approved

- Offsite Venue for LPOA Volunteer Appreciation Event
- Request for a Breast Cancer Mobile onsite in the East Marina Parking Lot
- Lakewood Entry Monument Landscape Concepts
- 2023 Audited LPOA Financial Statement
- Pending Amendment to LPOA By-Laws
- Declare Slip I-4 Vacant due to Lease Agreement Violation

Tabled

- East Lake Pool Parking Lot Expansion
- Ad-Hoc Play Park Committee Update
- Lake Management Program
- Adult-Only Swim at Pool
- Process Audit
- Policy 5 & Boat Slip Lease Agreement
- Election Committee Recommendations

Denied

- DiPardo Appeal of ARB Decision to approve a hot tub at 4505 De Le Mar Court
- Bradley Appeal of Appeals Committee Decision to uphold Fines and Points

LPOA/LHC BOARD MEETINGS

September 12 | October 10 | November 14

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

Lakewood Calendar of Events

SEPTEMBER



- 2 Labor Day (*LPOA Offices Closed*)
- 12 LPOA & LHC Board Meeting
- 21 Movie Night on the Rock

OCTOBER



- 5 LAC Smokin' in Lakewood
- 10 LPOA & LHC Board Meeting
- 26 LAC Halloween Scavenger Hunt

NOVEMBER



- 2 Lakewood Artist's Reception
- 11 Finance Committee Meeting
- 14 LPOA & LHC Board Meeting
- 14 Food & Beverage Committee Meeting
- 28 Thanksgiving (*LPOA Offices Closed*)
- 29 (*LPOA Offices Closed*)

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.

Notice of 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 8/8/24 Board of Directors meeting. At their meeting on 9/12/24 the Board will again consider this language and vote on adoption. Current language is struck through and proposed language is underlined. Please see 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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The 2023 AdvisorHub “Advisors to Watch” award was announced in June 2023. Data as of 12/31/2021 and 12/31/2022 was provided and considered for this award. The ranking recognizes advisors across the country for their quality of practice, professionalism, character and community involvement. Criteria considered included: assets under management, production/revenue, team size and more. The financial advisor does not pay a fee to be considered for or to receive this award. This award does not evaluate the quality of services provided to clients. This is not indicative of this financial advisor’s future performance.

LOOKING FOR A SAFE RETURN?

Maturity	CD	Treasury
3 months	5.56%	5.34%
6 months	5.47%	5.35%
1 year	5.35%	5.15%

All rates quoted as Annual Percentage Yield (APY) or Yield to Maturity effective June 20, 2024. CDs are FDIC insured up to \$250,000 per depository institution, for each depositor and account ownership category. Subject to availability and price change. CDs and US Treasury securities are subject to interest rate risk such that when prevailing interest rates change, the market value may fluctuate until held to maturity. \$1,000 minimum investment per CD or US Treasury security. StrongBox Wealth, LLC is a registered investment advisor. Investing involves risk and possible loss of principal. No advice may be rendered by StrongBox Wealth, LLC unless a client service agreement is in place.



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Welcome!

New Lakewood Residents

Glen & Maureen Davis
113 NW Teakwood

Steven Fotenos
207 NW Spruce

Kayla Hardin
222 NW Locust

Beverly O'Connor
814 NE Algonquin

Stan & Patricia Smith
818 NE Algonquin

Grace Curiale
501 NE Wenonga Place

Janet Organ
716 NE Lake Pointe Drive

Joel Pool
114 NW Hackbery

Benjamin & Carol Pettus
622 NE Pinehurst

Matthew & Jessica Hayes
4621 NW Birkdale Ct

Christina Marra
806 NE Algonquin

Christopher & Haley Raymond
3503 NE Kingwood Court

Glenn & Mary Duncan
5300 NE Northgate Crossing

**Thomas &
Karta Purkh Estlund**
3600 NW Primrose Lane

Megan Stark Evans
217 NW Locust

Attention Lakewood Bay Townhome Owners!

The Lakewood Bay Parcel Committee is currently at half strength and in need of volunteers. This dedicated group manages the maintenance and repairs of all Lakewood Bay Parcel Common Elements, including parking lots, driveways, lawns, dumpster enclosure and exterior maintenance of the units. They budget the reserve funds, maintenance fees and group services assessments paid in by the owners, and make recommendations to the LPOA Board of Directors on annual assessment increases.

The importance of these volunteers cannot be understated. Without this group, the homeowners in the parcel would be required to pay for Professional Property Management, which would require a substantial increase in monthly assessments.

The essence of a Home's Association is self-governance, and this can only be achieved when owners get involved and volunteer.

If you're interested in preserving the property values of you and your neighbors, building relationships and "paying it forward", then send an email to lakewoodbayparcelcommittee@gmail.com today.

We look forward to meeting you.

– *Your Lakewood Bay Parcel Committee*

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LAKEWOOD ARTISTS SERIES

FALL ART EXHIBIT

By Patti Browder

Cooler weather is on the way as students go back to school and we start to think about the rapidly-approaching holiday season. Meanwhile, there are lots of things to enjoy around Lakewood while we wait for the pools to open next summer. In the Argyle gallery, three talented Lakewood artists will be displaying their art during the months of September and October. Also, Wednesday, November 6, we can look forward to the Annual Artist Reception in the club house from 4:30 – 7:00 p.m. Everyone is invited.

JANET BEEBE

Our Lakewood sunrise photographer, Janet Beebe (@theLAKE) is still getting up earlier than most of us to take photos around the lake. Each morning is different, rain or shine, full of light or shrouded in fog. She loves taking early morning photos and refers to herself as “the early bird of Lakewood.”

Janet reminds us, “I only hold the camera and God gives me His artistry for all of my photos.” Janet has sold many of her photos, but now when someone requests a pic from “Lakewood Yes,” or her personal page, she asks them to “please copy and print,” because “it’s their Lake too.” Janet is looking forward to cooler mornings when her photography will reflect the vivid fall colors of the trees and falling leaves on the shoreline. Janet has lived in Lakewood since 1986.



DICK LACY

When Dick Lacy's wife, JoAnn, died two years ago, he set aside his graphic design art for a while. During that time, Dick discovered an additional art form that has brought him new creative expression. At a local glass studio, Dick started taking classes to make stained glass and forged art glass. In the current exhibit, Dick will be showing some of his art glass, as well as more of his detailed graphic designs.

Dick retired as a builder/general contractor over twenty years ago, after building many homes in the area, including more than a dozen homes for KC Royals players. His attention to precision and detail in his art is a reflection of his successful career. Dick's glass work is original and colorful, and expands his artistic talents. He has lived in Lakewood for fifteen years.



RON FORNELLI

Ron Fornelli and his camera are always in search of new adventures. He has been fortunate enough to travel to many places in and out of the United States to pursue his passion for photography. In recent years, Ron has taken photographs in Costa Rica, Africa, Alaska, and Iceland, while developing an eye for catching wildlife at "just the right" moment. Ron's photos come to life when he catches two antelope fighting in Africa and a grizzly bear fishing in Alaska. His colorful images encompass a huge range of subjects, including the glamorous costumes of the Carnavale in Barcelona, Spain.



Ron is a member of several local camera clubs and enjoys the friendship of other photographers and the opportunities to learn from each other. Ron has lived in Lakewood since 1982.



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Lakewood Ladies' 50+ Club

"Dam" Breast Cancer Awareness Walk



Tuesday, October 8 | 4:00–7:00 pm

East Lake Marina Shelter House (4651 NE Dick Howser Dr.)

Jacob Lautier, Fox 4 WDAF-TV Meteorologist, will emcee the event, while Diagnostic Imaging's mobile mammogram truck will be on-site. Mac, the KC Mavericks' mascot, will be on hand for photos and entertainment. Educational information regarding breast cancer will be available, as well as sweet treats, fun, and more.



The event is hosted by the Lakewood Ladies 50+ Club for the benefit of **Bra Couture**, a charitable organization that funds medical services for uninsured/underinsured Kansas Citians suffering from cancer.



SMOKIN' IN 2024 LAKEWOOD

Saturday October 5, 2024 | 4:00 PM–7:00 PM
The Green at 23 Acres (4105 NW Lake Dr, Across from Cove Pool)

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RECEPTION

FOR LAKEWOOD ARTISTS

Wednesday, November 6 | 4:30-7:00 PM

Complimentary hors d'oeuvres
Artwork for Sale
Open to the Public

PLEASE CALL AHEAD FOR RESERVATIONS FOR REGULAR DINING ON THIS DAY!

Featuring works by:



Marsha Alexander
Janet Beebe
Sheila Borne-Bundy
Twila Endicott
Nick Erker
Ron Fornelli

Susie Freeland
Andrew Gililand
Jennylynne Gragg
Carole Gray
Lori Hahn
Tanya Jana-Ford

Dick Lacy
Mike Lewis
Julie Phillips
Grace Rottinghaus

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 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
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LET'S DANCE!

September 26

Thursday 6:30–9:30pm

Lakewood Oaks Clubhouse

DJ Debby Z plays 60's, 70's, 80's music

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Financial

Lakewood Holding Company

LAKEWOOD HOLDING COMPANY
A NONPROFIT ORGANIZATION CONTROLLED BY LPOA (1)
Financials
6/30/24

Statement of Financial Position

	12/31/23	2024		
	Un-Audited	Jun	Change	Comments
Total Cash	\$ 541,222	\$ 691,112	\$ 149,890	Cash strong.
Total Accounts Receivables Net of Allow.	249,175	293,542	(44,367)	Normal seasonal increase.
Total Inventory	190,305	241,981	(51,676)	Normal seasonal increase.
Prepaid Exp & Right of Use Assets	323,182	295,371	27,811	
Total Capital Assets Net of Deprec.	1,713,234	1,736,107	(22,873)	Capital spending \$86K
Other	-	-	-	
Total Assets	3,017,118	3,258,113		
Current Liabilities	575,246	740,685	165,439	Normal seasonal increase.
Financial Institution Long -Term Debt	911,133	839,152	(71,981)	Debt reduction.
Promissory Note to LPOA	963,116	963,116	(0)	
Lease Obligations First Citizens	70,267	62,567	(7,700)	
Line of Credit	-	-	-	
Deferred Inc. Vehicle	-	-	-	
Lease - JD Credit	-	-	-	
Net Assets Unrestricted	497,356	652,594	155,238	
Total Liabilities & Net Assets	3,017,118	3,258,113		

Statement of Revenue & Expenses

	YTD Q-2	YTD Q-2	B/(W)	YTD Q-2	B/(W)	
	Actual	Budget	Budget	2023	2023	Notes
Total Revenue	\$ 1,322,082	\$ 1,231,521	\$ 90,561	\$ 1,264,076	\$ 58,006	2
Cost of Goods Sold	84,209	70,550	(13,659)	68,258	(15,951)	
Gross Profit	1,237,874	1,160,971	76,903	1,195,818	42,056	
Operating Expenses	1,003,786	1,085,857	82,071	982,589	(21,197)	3
Gain on Sale of assets	(10,000)	-	10,000	1,557	11,557	
Interest/Other	25,760	25,687	(72)	27,995	2,235	
Operating Income	218,328	49,426	168,901	183,677	34,651	
Depreciation	63,090	64,370	1,280	60,908	(2,182)	
Net Income	155,238	(14,943)	170,181	122,769	32,469	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-2. Total membership is 367.
- 3 Operating Expenses favorable to Budget, but over 2023 partially due to added Lease expense in 2024.
- 4 Net Income is better than Budget due to added golf activity and good expense control.



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.



Financial

Lakewood Property Owners Association

LAKWOOD PROPERTY OWNERS ASSOCIATION Financial Statements with Affiliated Parcels 6/30/24

Balance Sheet

	3/31/23	2024	YTD
	Dec	Jun	Cash Chg.
	Un-Audited		
Total Cash/Short term securities	\$ 5,397,981	\$ 6,280,407	\$ 882,425
Total Inventory	30,791	38,063	(7,272)
Total Accts Receivables Net of Allow	349,328	434,581	(85,254)
Total Land, Building & Equip Net of Dep	11,448,291	11,622,449	(174,158)
Total Prepaid Expenses	562,872	279,697	283,175
Total LHC Notes Receivable	963,116	963,116	-
Total Assets	18,752,379	19,618,314	
Payables	585,075	668,018	82,943
Other Liabilities	217,419	361,507	144,088
Central Bank Loan	1,742,187	1,465,260	(276,927)
Line of Credit w/ Central Bank	-	-	-
Total Members' Equity	16,207,699	17,123,529	915,830
Total Liabilities & Equity	18,752,379	19,618,314	

Comments

Cash Strong, LPOA cash total is \$4,863K.

Capital YTD \$520K, on Swim Docks & Maint Equip.
Reduced Prepaid Insurance.

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

Statement of Revenue and Expenses

	2024	2024	B/(W)
	Q - 2	Q - 2	Budget
	Actual	Budget	Budget
Total Revenue	\$ 4,188,454	\$ 3,356,721	\$ 831,733
Total Expenses	3,272,623	2,882,052	(390,572)
Revenue Over (Under) Expenses	915,830	474,669	441,161
Parcel Net Revenue	160,310	-	(160,310)
Rev. Over (Under) Exp. Exclgd Parcels	755,520	474,669	280,851

Revenue And Expenses Comments

Notes: 1 Net Revenue favorable to Budget primarily due to good expense control, added investment income and timing of expenses.

If you have not been receiving our weekly **Eblasts to your inbox**, and would like to, visit our website at 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.

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), simply email Cariann at cariann@lpoa.com.

Statements

If you would like to stop receiving statements by US Mail, please contact Cari at cari@lpoa.com or access the "Going Green" form on our website at 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).

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, September 25, 2024

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

Program followed by Business Meeting 9:30 a.m.

Lakewood Oaks Country Club, Banquet Rooms

Shade Gardening

Sherri Carter became an Extension Master Gardener in 205 and received Advanced Master Gardener Certification in 2021. In Master Gardeners of Greater KC, she is currently Vice President and Past Chair of the Membership Committee.

At home, Sherri's focus is on shade gardens and organic vegetable gardening in raised beds. She will share her knowledge of shade gardens and design, shade micro-climates, integrated pest management and she will provide a list of favorite plants.

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 Club instructor will be on medical leave until further notice. Watch for updates for return date. Keep moving!

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: PayPal, 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

Drop in Tennis

Is an Adult program that 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 at the Cove Pool. Two sessions - 7:15 a.m. and 8:15 a.m. Monday-Saturday every week (weather permitting) until September 2. 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

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
Winter discount through May
Snow Removal Services

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.

IMPLANT DENTISTRY

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

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@yourmortgagequeen.net | 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

SPEECH & LANGUAGE THERAPY

Communication Studio | 816-598-8646

VACUUM SALES & SERVICE

Mr C's Vac & Sewing Machine Center
816-833-2300
11808 E. 23rd Street, Independence, 64050
Sells Most Brands. Free estimates on repairs.

VETERINARIAN

Lakewood Animal Health Center 816-373-1098

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.com 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)
Joshua & Shellee Knox (411 NE Medford Dr.)

Blake Berwald (5477 NE Wedgewood Ln.)
Laurence & Jane Kopek (205 NE Landings Drive)

Anthony & April Haggerty (405 NW Poplar)
Danielle Siavii (4223 NE Edmonson Court)

SEPTEMBER MAINTENANCE UPDATE

John Thomas, Maintenance Manager



As summer starts to move to fall, Lakewood maintenance shifts gears to take advantage of the coming cooler weather. Here's what is going on in your Maintenance Department.

Maintenance Department Activity

- East and 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
- 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

- Playground maintenance and repair
- Landscape and flower bed maintenance
- Flower bed watering
- Irrigation system maintenance
- Swimming pool and spray park shut down and winterization
- Common ground seeding and fertilizing
- Common area edge overgrowth trimming

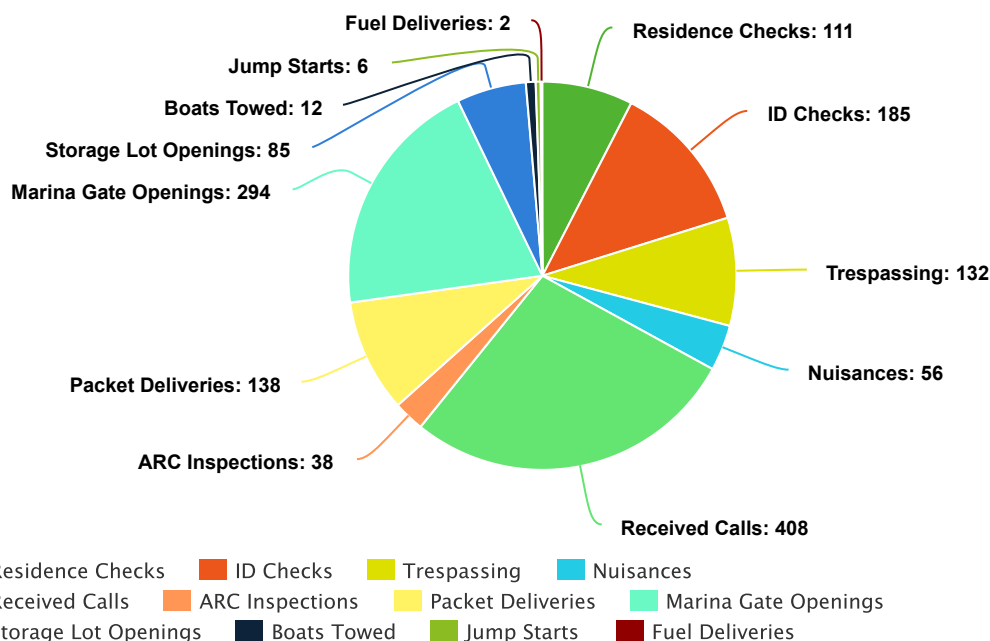
Lakewood Improvement Projects

- Fairway Homes play park removal and replacement
- Common ground sidewalk repair
- Clubhouse deck replacement
- 7 acre lake dock installation
- East and West Lake Dam outflow maintenance and repair

Projects and work done in August 2024.

JULY COMMUNITY SERVICE REPORT

Sean Bachtel, LPOA Director of Community Relations

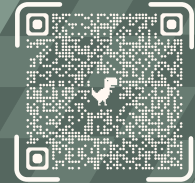


9TH ANNUAL
**Front
Nine &
Wine**



Thank you

to the LAC, LOCC staff, this year's participants and the wonderful volunteers who joined us for another fun and fabulous Front Nine & Wine! To view more photos from the event, scan the QR code with your smartphone camera.



CONCERT ON THE ROCK



Thanks for joining the LAC for this year's Concert on the Rock, featuring Elton Dan & the Rocket Band and DJ Idle Wild. It was a great way to send off the summer!





Lakewood

PROPERTY OWNER ASSOCIATION

651 NE St. Andrews Circle,
Lee's Summit, Missouri 64064
Phone: 816-373-4326

LPOA.com

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* 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 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).