

The Ripples

November 2024

BLESSINGS OF THE SEASON



Lakewood
PROPERTY OWNERS
ASSOCIATION

Smokin' in Lakewood Recap | Artist Reception
Veterans Day Dinner | **Twinkle Town in Lakewood**

Jon
Patterson

★
State Representative - District 30

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NOVEMBER 5TH

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ADMINISTRATIVE COMMITTEES

ARB/ARC // Judy Alyea

Appeals // Steve White

Election // Unfilled

Executive // Jon Snow

ADVISORY COMMITTEES

Activities // Meg Young

Facilities Development // Terry White & Christy Nyquist

Finance // Dave Stackelhouse

Clubhouse // 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

Receptionist Sharri Goodman // Reception@lpoa.com

COMMUNITY SERVICE

Dir. of Comm. Relations Sean Bachtel // Sean@lpoa.com

Staff Supervisor Tim Martineau // tim@lpoa.com

Community Services Reception Ann Bellinghausen // ann@lpoa.com

COMMUNICATIONS

Art & Communication Director

Cariann Dureka // Cariann@lpoa.com

FOOD & BEVERAGE

Chef Eber Altamirano // Chef@logc.org

Argyle // 816-541-2452

MAINTENANCE

Maintenance Manager John Thomas // jthomas@lpoa.com

Board Members

BOARD OF DIRECTORS

Officers

President James Treu (*Multi Family*)

Liaison to Multi Family Parcels

EMAIL james.treu@lpoa.com

Vice President Jon Snow (*West Lake*)

Liaison to Executive Committee

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Treasurer Marty Nevshemal (*At Large*)

Liaison to Finance Committee

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Secretary Kim Curran (*At Large*)

Liaison to Appeals Committee

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Liaison to Activities Committee

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Andrew Crocker (*At Large*)

Liaison to Clubhouse & Security Committees

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Jonathan Buschmann (*East Lake*)

Liaison to ARB/ARC Committee

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Randy Wisthoff (*At Large*)

Liaison to Golf Committee

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Rob Regier (*At Large*)

Liaison 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

November

From the General Manager, Mark Reid



Dear LPOA Members,

As the vibrant colors of fall begin to paint our neighborhood, we are reminded of the beauty and warmth this season brings. With the crisp air and the anticipation of Thanksgiving, it's a wonderful time to reflect on our community's shared values and the spirit of togetherness.

Embracing Fall and Thanksgiving in Our Community

We encourage all members to stay connected and informed through this community newsletter, our Constant Contact email blast and our 1st class website, as well as our Facebook site. These platforms will provide updates on upcoming events, projects, and other important information.

As we embrace the fall season and look forward to Thanksgiving, let's take a moment to

appreciate the wonderful community we are a part of. Together, we can make this season memorable and enjoyable for everyone.

Your staff at the LPOA and the Lakewood Oaks Country Club wish all of you a safe and wonderful Thanksgiving with friends and family.

IN THIS ISSUE

- 5 From the General Manager
- 6 From the Boardroom
- 7 Board Meeting Minutes
- 8 Calendar of Events
- 10 Welcome New Residents
- 11 Artist Reception
- 14 Vision Committee
- 15 Twinkle Town in Lakewood
- 17 Smokin' in Lakewood Recap
- 18 Clubs
- 21 Resource Directory
- 22 Maintenance Update
- 22 Community Service Report
- 23 Veterans Day Dinner



From the Boardroom

James Treu, Board President

We are informing you here that the Executive Search firm hired by the Association has sent out postings to various professional publications to kick off the long process toward finding a replacement for Mark when he retires at the end of next year. While it may not be ideal that we have to do this throughout the pre-holiday and holiday seasons, these things can take an extraordinary amount of time, so we can't wait.

We've arrived at the season to be especially thankful for things, so let's do that. We should be thankful for how special Lakewood is. Many decent-sized cities don't have the amenities we have. We should also all be grateful for living within a homeowners association that not only takes care of what it has, but has vision for the future and also plans the addressing of foreseeable things to help avoid big, nasty, costly, sudden shocks. We don't ever want to have to sing that song, "Don't Know What You Got (Till It's Gone)."

We have a vast majority of rules-abiding residents who love having high standards and order. We have an extensive network of dedicated volunteers who, with a small but caring, knowledgeable, and attentive staff, help us keep costs manageable. While we can't do anything about inflation and the dramatic rise in the costs of insurance, nor the need to replace assets and amenities, our costs remain low for what all we get.

In fact, we get quite the deal for what we pay. Residents who come from elsewhere often remark that they paid three times or more the dues for not even half the amenities we have. So much hard work and dedication happens everyday that most residents don't get the opportunity to observe. I've come to have an appreciation for so many things: how complex lake management is; how work-intensive looking after all our common ground

can be; how many things Community Services must look after and respond to; how many contracts, services, and expenditures must be monitored, followed up on, and seen through to completion, just to mention a very few.

Comparisons to other HOAs can often be problematic. They may not have the same assets and amenities. They also may not be providing for their futures properly. Certain HOAs that are not all that far from us appear to be setting themselves up for either decline or steep future assessments by not providing for sufficient incremental dues increases as they go along. As a dissatisfied resident at one of them put it to his fellows, "this is why we can't have nice sh...er, stuff."

And where would these people rather live? Lakewood, because it is well-managed and keeps its standards up. People are willing to pay for value.

The inadequately informed sometimes say we can avoid most of any dues increase by addressing "inefficiencies and waste." You'd be hard pressed to find much of that—certainly no significant amount—in this lean, well-integrated operation. We remain lean, even though in an ideal world we'd have both a full-time Financial and full-time HR person to go along with the full-time accounting staff we have. But those aren't in the realm of affordability, especially because we have to prioritize so much. Could we also use big-time improvements to the clubhouse and clubhouse operations? Of course, but we're also sure that entrance fees in the realm of many tens of thousands of dollars are not what the members want.

2025 will be a big transitional year. We'll be paying for a GM and GM-Select at the same time, and maybe even an Assistant GM as well. We have debt to address. We have lake management and asset issues to address, among a number of others. We look to your support.

We should probably also take the time to be thankful for generally having enough to eat, although I'm sure you will all demonstrate your superior wisdom by not eating as much at Thanksgiving as I probably will. Happy Autumn everyone!

Lakewood Property Owners Association

Board of Directors' Meeting

Actions taken October 10, 2024

Approved

- Amendment to ARB/ARC Guidelines, Section IX, Part D
- Ladies Mahjong Club Request for No Fee Use of Augusta Room
- LPOA Master Insurance Policy Renewal
- Chapel Ridge Hills and Woods Re-zoning of 3rd Plat
- Appeal of ARB/ARC Decision to Deny Application for a 5'H Fence at 4125 NE Edgewater Ct.
- Parcel Budgets and Maintenance Fees
- No Fee Use Approvals
- User Fees
- Election Committee Member Ratifications

Tabled

- East Lake Pool Parking Lot Expansion Project
- Ad-hoc Play Park Committee Update/Fairway Homes Playground
- Post-Feedback Modifications to Proposed By-Laws Amendments
- Election Committee Recommendations
- 2025 Boat Slip Lease Agreement and Policy 5 Amendment

Denied

- Appeal of ARB/ARC Decision to Disapprove Stone Bench and Steps on Common Ground Behind 4610 NE Dick Howser Cir.
- Member Request to Return Common Ground to Wooded Area

Closed

- Lake Management Program

LPOA/LHC BOARD MEETINGS

November 14 | December 12 | January 9

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

THINGS TO KNOW BEFORE IT SNOWS:

Snow Removal Policy

Snow removal in Lakewood starts as soon as snow accumulation reaches **two inches**. The goal of the maintenance crew is to have all streets plowed and treated by **6:00 AM** for the residents' morning commute to work and school. Storms are unpredictable and come with many variables, therefore, please keep in mind that each storm and its circumstances dictate the policy of snow removal.

The LPOA is responsible for snow removal on all streets within Lakewood with the exception of: Lakewood Blvd., Lake Dr., Gregory Dr., Channel Dr., Dick Howser Dr., Fairway Homes Dr., Northgate Crossing and Beechwood. **Those streets are the responsibility of the City of Lee's Summit.**

Driveways and Sidewalks Responsibility of the Parcels: Lakewood Bay, Landings, Lakeshore Townhomes, Lakeshore Condos, Waters Edge, Clubhouse Cottages, Lakewood Shores, Chapel Ridge-Woods, and Chapel Ridge-Greens.

Lakewood Maintenance Does All Other Streets.

TIPS TO FOLLOW:

- Park as many cars as possible within your driveway. If a street is crowded with vehicles, it cannot be plowed or treated property.
- Keep curb clear of obstacles (trashcans, boxes, etc.)
- When using snow blowers or shoveling snow from your driveway, please try to direct output to the yard and not into the street. **If possible**, clear snow from around **fire hydrants** so they can be easily located during emergencies.
- Do not make snow tunnels or "snow forts" on or near the street and driveways.
- Please be patient with maintenance! If you feel the job was not done properly, you are welcome to contact the administrative office. Staff's first priority after a snow storm is to open up the roadways, followed by a return to each area for more detailed clean up.

FOR MORE INFORMATION, CONTACT
(816)-373-1500 OR VISIT THE
CITY OF LEE'S SUMMIT WEBSITE.



Lakewood Calendar of Events

NOVEMBER



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

DECEMBER



- 5 Lakewood Ladies 50+ Club Dance
- 12 LPOA & LHC Board Meeting
- 13 LAC Christmas Parade
- 14 LAC Pictures with Santa
- 25 Christmas Day (LPOA Offices Closed)

JANUARY



- 1 New Year's Day (LPOA Offices Closed)
- 9 LPOA & LHC Board Meeting

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 Pending Amendment To LPOA ARB/ARC Guidelines

Add, In accordance with LPOA By-laws, notice is hereby given to LPOA membership of a revision to a pending amendment to LPOA By-laws. The following language was introduced for consideration and accepted at the 9/25/24 Board of Directors meeting. At their meeting on 11/14/24 the Board will again consider this language and vote on adoption. Current language is struck through and proposed language is underlined. Please see <http://lpoa.com/about-us/governing-documents/> and scroll to the "By-Laws" section to view Pending Amendments to LPOA Governing Documents.

Final Admentments Notice is hereby given of amendment to ARB/ARC Guidelines, which can be found on the Governing Documents page on our website. lpoa.com/about-us/governing-documents/



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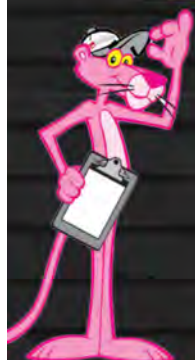


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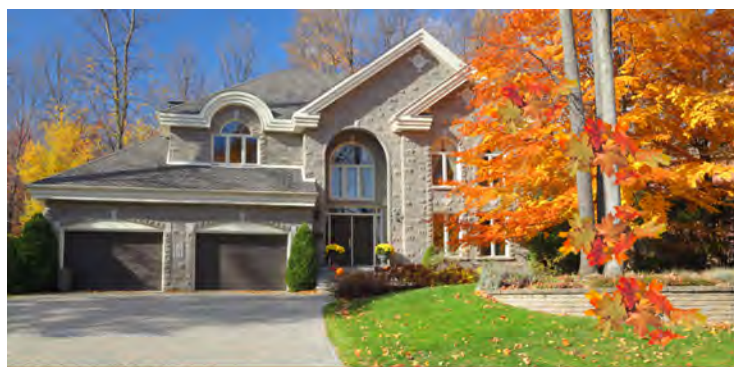


Brian Wisdom / General Office Manager

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Welcome!

New Lakewood Residents

Mary Kelly

4023 NE Sagamore Drive

Charles & Aisa Hooks

214 NW Aspen

Scott Van Rixel

324 NE Warrington Court

Kay Fore

816 NE Algonquin

John & Terri Sievers

4125 NE Edgewater Court

Steve & Barbara Bertken

3635 NW Blue Jacket Drive

Matthew & Evelyn Seip

5477 NE Wedgewood Lane

Travis Hux

3723 NE Beechwood Drive

David & Gina Harris

721 NE Lake Point Drive

Jerry & Kimberly Rabuck

5449 NE Northgate Crossing

Christopher Campos

220 NE Bayview Drive

Leon & Ketti Dawson

215 NW Shagbark

Matthew Keppler

3617 NW Blue Jacket Drive

Kenneth & Stephanie Priddell

3631 NE Basswood Drive



Residents are hereby notified of and invited to attend the 2024 LPOA/LHC Public Budget Meeting on Thursday, November 7th, from 7:00–8:30 p.m. at the Lakewood Oaks Clubhouse.

This meeting is a presentation from Board, Staff, and Finance Committee to inform residents of the budget recommendations for the upcoming year.

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.

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.



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.



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2023

AdvisorHub

**ADVISORS
TO WATCH**

RIAs

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.

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Maturity	AAA	*Tax Equiv.
1 Year	3.15%	4.85%
3 Year	3.21%	4.93%
5 Year	3.37%	5.19%

All rates quoted as Annual Percentage Yield (APY) or Yield to Maturity effective October 17, 2024. *The Taxable Equivalent Municipal AAA Yield is calculated from the Municipal AAA Yield, and assumes a 35% federal tax rate. This does not reflect the effects of any state or local taxes, which, if applicable, may increase the taxable equivalent yield. For questions about calculating your individual rate, see your tax advisor. The following formula is used: Taxable Equivalent Municipal Yield = (Municipal AAA Yield) / (1.00 - 0.35). Municipal bonds 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 municipal bond 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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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

Susie Freeland

Andrew Gilliland

Jennylynne Gragg

Carole Gray

Lori Hahn

Dick Lacy

Mike Lewis

Julie Phillips



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YOUR FEEDBACK, OUR FUTURE!

The Vision Steering Committee would like to thank everyone who completed the first in a series of LPOA surveys. Results of the first survey will help us identify areas of focus for future surveys. Survey results will be shared with the community at a future date. Watch for details about the next survey!

IF YOU HAVE ANY OTHER QUESTIONS, PLEASE REACH OUT TO DEBBIE STALNAKER, STEERING COMMITTEE CHAIR @ DKM5520@YAHOO.COM



WANT TO "GO GREEN"?

The Ripples

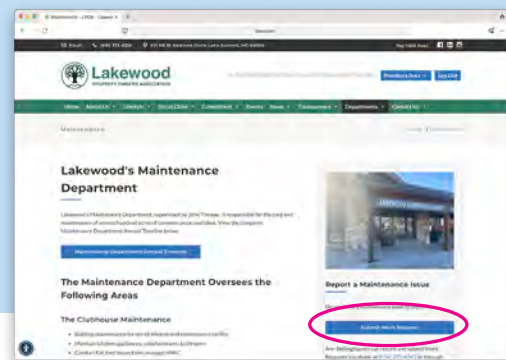
If you would like to stop receiving the Ripples by US Mail and would like to access it online (www.lpoa.com), simply email Cariann at cariann@lpoa.com.

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).

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 for Staff to write a Work Request on your behalf, or download by going to lpoa.com/maintenance and clicking "Work Request Form". We appreciate your understanding and cooperation!



Twinkle Town in Lakewood

Santa Parade

FRIDAY, DECEMBER 13 • 5:30 PM
START AT EAST LAKE VILLAGE PARK
(4140 NE DICK HOWSER DR.)

Light Up the Street Contest

THE WINNING STREET WILL GET A VISIT
FROM SANTA DURING THE PARADE!

Pictures with Santa & Mrs. Claus

SATURDAY, DECEMBER 14 • 9:00 AM—12:00 PM
THE OAKS CLUBHOUSE

CHECK LAKEWOOD ACTIVITIES COMMITTEE FACEBOOK & LPOA E-BLASTS FOR INFORMATION



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Congrats to the winners of the 2024 Smokin' in Lakewood BBQ Competition!



Lakewood
— Activities Committee —



JJ's Bangin' BBQ



Splitlog Smokers



What Wood Glen Do



Dead Meat & Company

Grand Champion (3-peat!)

J's Bangin' BBQ

Reserve Grand Champion

Team Heatcheck

Chicken

- 1st: JJ's Bangin' BBQ
- 2nd: Splitlog Smokers
- 3rd: Shack's Gettin' Sauced

Ribs

- 1st: Glazed & Confused
- 2nd: Team Fireball
- 3rd: Dead Meat & Company

Pork

- 1st: Good Wood BBQ
- 2nd: Team Love Butter
- 3rd: Double Down BBQ

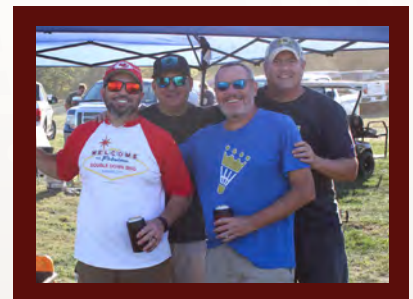
Brisket

- 1st: JJ's Bangin' BBQ
- 2nd: What Would Glen Do
- 3rd: Up in Yo Grill

Sides

- 1st: Splitlog Smokers
- 2nd: Shack's Gettin' Sauced
- 3rd: Fire & Smoke

And thank you to the
Lakewood Activities Committee
for lending their time and talent to
the event for another year!



Double Down BBQ



Team Fireball



Team Love Butter



Glazed & Confused

Lakewood Clubs

Bass Fishing Club

Lakewood Lakes Bass Fishing Club: Join our Facebook group or contact Steve Allen at 816-808-0303 or steve@acmehitch.com 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, November 20, 2024

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

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

Lakewood Oaks Country Club, Banquet Rooms

Creating Border Gardens

Sylvia Wagner, an LGC Member since 2015, grew up on a farm in South Dakota and credits her mom and grandmothers for fostering her love of landscape gardening. Living in many states and studying the flora of each area of the years expanded her knowledge and appreciation of landscape plantings. Sylvia's home in Lakewood exemplifies her love of beautiful borders. Gina Gavin grew up in Iowa and spent her early years with family in the yard and garden, and joined the LGC in 2022 after meeting other members. The program will offer valuable guidance in designing and planting colorful borders that support pollinators. A slide presentation will highlight garden photos from LGC Members.

Guests are always welcome!

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

The Lakewood Tennis Club has concluded this year's activities. Occasionally we will play on Thursday evenings at the main courts weather permitting. (50 degrees or warmer).

If you'd like to receive regular e-mails from the Tennis 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

See you May of 2025!

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

Committee Member Wanted

Lakewood's Architectural Review Committee (ARB/ARC) is currently looking to add a member to its talented group of volunteers. You can find the Committee Interest Form at www.lpoa.com or contact Sean Bachtel at sean@lpoa.com for details.

The ARB/ARC is an Administrative Committee tasked with reviewing improvement applications, determining if they comply with LPOA Guidelines, and ultimately approving or disapproving those applications. They meet twice monthly, in an open session, and the duties include field work to visit each site as well as meeting attendance.

The current committee is a makeup of diverse experiences in design, landscaping and engineering, however experience in those fields is not mandatory.

Serving on an Administrative Committee is a great way to give back to the community, meet and work with your neighbors, and best of all....to work more closely with me, which has to be considered a huge bonus!

I look forward to hearing from any interested candidates. If you'd like to attend a meeting and observe before considering taking on the obligation, you are encouraged to do so.

Sean Bachtel *LPOA Director of Community Relations*

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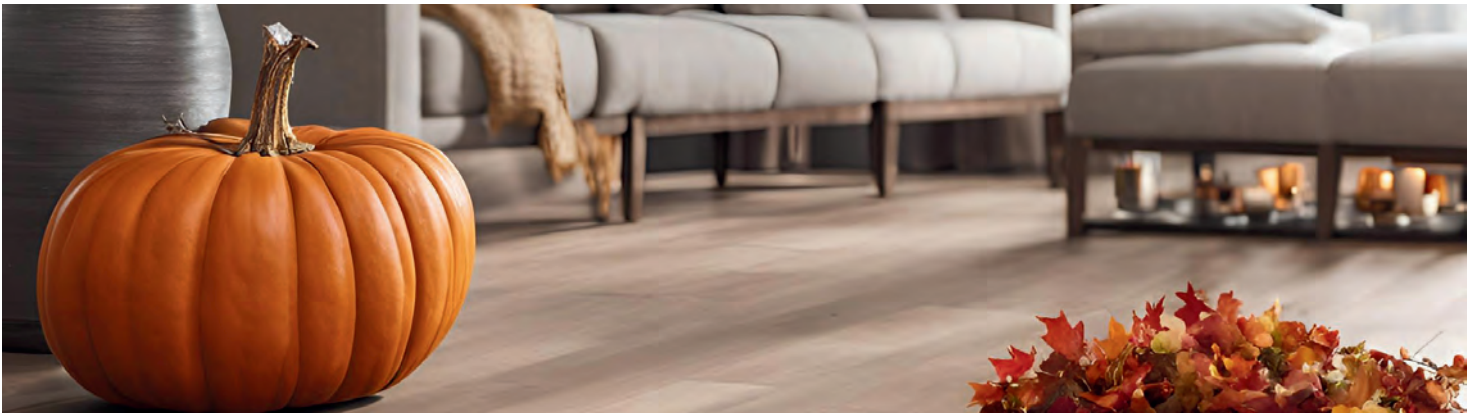
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Lakewood Resource Directory

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
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
Janet Organ | Reece Nichols | 816-210-5713

SPEECH & LANGUAGE THERAPY

Communication Studio | 816-598-8646

VACUUM SALES & SERVICE

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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 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)

Jason Klint (612 NE La Costa)
Donna Bloss (3923 NE Sequoia)

Liens

Karis & Leigh Ann Paull
(3513 NE Kingwood Place)

NOVEMBER MAINTENANCE UPDATE

John Thomas, Maintenance Manager



Here come the holidays! Fall colors are giving way to cold fronts and brisk winter air. What an exciting time to live in Lakewood and enjoy the outdoors. Here's what is going on in your Maintenance Department.

Maintenance Department Activity

- East and West Lake marina dock electrical service maintenance
- Common area dead tree removal
- Common area lighting maintenance
- Trash and pet waste station servicing
- Common area and shoreline trash collection
- Common ground leaf clean up
- 23 acre walking trail maintenance
- 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

- After first frost, flower removal and winterizing
- Irrigation system winterization
- Common area edge overgrowth trimming
- Common area tree trimming
- ELV pavilion winterization
- Oaks pool pavilion winterization
- Lakewood BLVD fountain winterization
- Snow precipitation equipment maintenance
- Christmas light and decoration installation
- Storage lot lighting and security camera installation

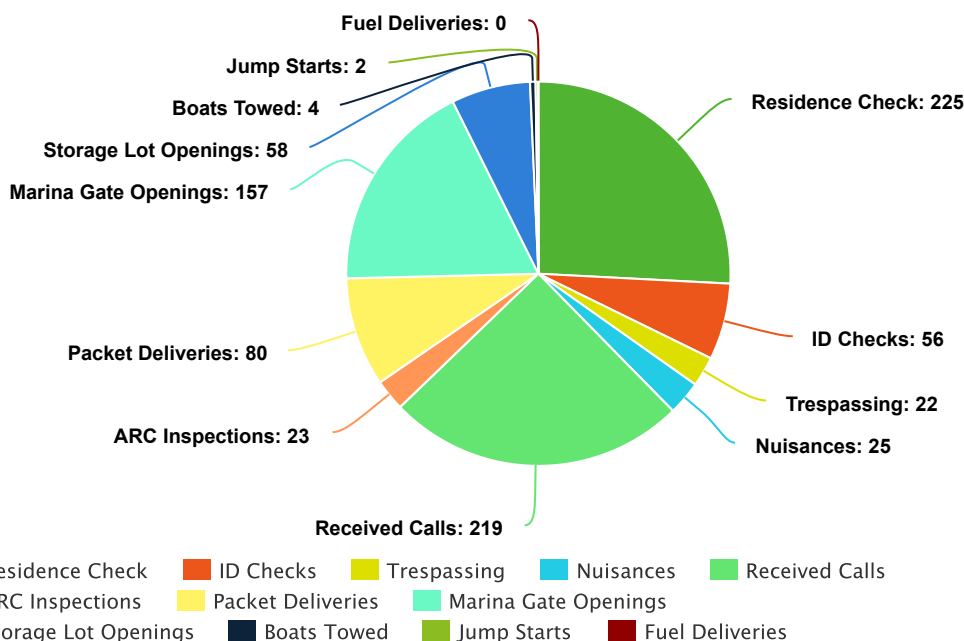
Lakewood Improvement Projects

- Fairway Homes play park removal and replacement
- Common ground sidewalk repair
- East Dam stilling basin repairs
- West Dam abutment vegetation and tree removal

Projects and work done in October 2024.

SEPTEMBER COMMUNITY SERVICE REPORT

Sean Bachtel, LPOA Director of Community Relations





VETERANS DAY DINNER

MONDAY NOVEMBER 11, 2024

Dinner begins at 5:30 PM–Program to Follow

★ *VETERANS EAT FREE!* ★

**To make your reservations, please call
Madison Greenlee at (816)-541-2447**

**DEADLINE TO RESERVE YOUR SPOTS IS
MONDAY, NOVEMBER 4th, by 5:00 PM!**

All residents of Lakewood are also encouraged to join us at the Lakewood Oaks Clubhouse in the 5:30 PM celebration of our Veterans and enjoy a delicious fried chicken buffet at \$27 per person. Lakewood Food & Beverage Committee sponsors this event and encourages all members of our community to come out to celebrate our community of veterans.





Lakewood

PROPERTY OWNER ASSOCIATION

651 NE St. Andrews Circle,
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