

The Ripples

December 2024

➤ MAY YOUR DAYS
BE CHEERY &
LIGHT



Lakewood
PROPERTY OWNERS
ASSOCIATION



Second ENVISION Lakewood Survey | 3rd Quarter Financials
Halloween Spooktacular Recap | **Twinkle Town in Lakewood**



LIFE
ADAPTED
FITNESS

HEALTH CLUB

FREE 3 DAY PASS

Scan to Request your
Appointment to receive your
3 day pass Today!



Standard Membership includes:

- 24/7 Access to all Clubs
- Semi-Annual Inbody Health Assessment
- Quarterly Coaching w/ Trainer
- LAF Fitness App
- Family Add-on discounts are available

No initiation fees, No annual fees, No Cancellation fees!

- 816-527-5366
- leessummit@lafkc.com
- 631 NE Woods Chapel Rd,
Lee's Summit, MO 64064

www.lifeadaptedfitness.com/leessummit



Quartzite Marble Granite Quartz



LEE'S SUMMIT
2890 NE Independence Ave.

OLATHE
1140 S Enterprise St.

ROCKTOPSKC.COM
info@rocktopskc.com

HOME SWEET HOME

M&M Painting and **Sherwin Williams**

ADDING COLOR TO KC FOR OVER 30 YEARS



INTERIOR & EXTERIOR
PAINTING

CABINET & DECK STAINING
& REFINISHING

STUCCO, SIDING &
WOOD ROT REPLACEMENT

POPCORN CEILING
REMOVAL

WALLPAPER REMOVAL
& INSTALLATION

COLOR CONSULTATIONS



PAINTING

COMMERCIAL & RESIDENTIAL

816.229.4007

WWW.MANDM-PAINTING.COM



**SHERWIN
WILLIAMS.**



LPOA Committee Chairpersons

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

EMAIL jon.snow@lpoa.com

Treasurer Jonathan Buschmann (*East Lake*)

Liaison to Finance Committee

EMAIL jonathan.buschmann@lpoa.com

Secretary Kim Curran (*At Large*)

Liaison to Appeals Committee

EMAIL kim.curran@lpoa.com

Directors

Drew Reynolds (*At Large*)

Liaison to Activities Committee

EMAIL drew.reynolds@lpoa.com

Andrew Crocker (*At Large*)

Liaison to Clubhouse & Security Committees

EMAIL andrew.crocker@lpoa.com

Vacant (*At Large*)

Randy Wisthoff (*At Large*)

Liaison to Golf Committee

EMAIL randy.wisthoff@lpoa.com

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

December



From the General Manager, Mark Reid

The President of the LPOA, James Treu, has authored a wonderful article this month which I hope you all read. I will be brief this month as President Treu has done a fantastic job summing up the wonderful things happening with the Association. Our Board has done a great job this year. As we bring 2024 to a close, it is a great time to look around, not only at within the perimeter of Lakewood but also the City of Lee's Summit. The work going on downtown is going to provide an amazing area for Lees Summit residents and visitors. Unique commercial properties are under development to our south and west. A plethora of good things are going on and Lees Summit and Lakewood will be the beneficiaries in 2025. Our regional Airport also plays a part in the success of our Lees Summit and Lakewood community. As you all know, Lakewood is within a flight pattern for the Lees Summit Airport. We have had everything from B2 Bombers, Blackhawk and Cobra Helicopters as well as Private Jets all the way to light experimental aircraft fly over Lakewood. As we share the skies above us with the FAA regulated activity, it is important to know the benefits of the Airport to our Community. When it comes to City business as well as Association business, it is important to get accurate information from the source and not from unverified, unaffiliated social media. **The Airport is providing a meeting for Lakewood Area Residents on Thursday, December 5, 2024 from 6:00 p.m. to 8:00 p.m. at the Airport in Hanger 1, 2525 NE Douglas, Lee's Summit, MO.** If you are an aviation fan or a concerned resident, I urge you to go and learn more about the Airport Operations from the Airport management.

In addition to all the above, I invite residents and golf club members to come and enjoy the wonderful work that the Lakewood Clubhouse Committee has done decorating the clubhouse for the holiday season. Their handiwork is always exceptional, and makes the building both a brighter place to work and visit. Most of all this month, we wish you a safe and joyous holiday season and health, happiness and prosperity in the New Year.

IN THIS ISSUE

- 5 From the General Manager
- 6 From the Boardroom
- 7 Board Meeting Minutes
- 8 Calendar of Events
- 9 Twinkle Town in Lakewood
- 10 Welcome New Residents
- 13 New Years Eve Event
- 16 3rd Quarter Financials
- 17 Second ENVISION
Lakewood Survey
- 18 Clubs
- 19 Spooktacular Recap
- 21 Resource Directory
- 22 Maintenance Update
- 22 Community Service Report



From the Boardroom

James Treu, Board President

Many exciting things are happening in your HOA. First, look to the Envision Lakewood article in this issue. Second, the search for the next GM after Mark retires continues. The Executive Search firm has vetted some candidates and some of them will be making it through initial interviews with the Search Committee. Third, the Board in November not only passed a revised Policy 3 for committees, but also most of the proposed By-Law amendments. Two were not voted on yet, as they had technical details added to them. The Board will take those up this month.

A milestone was reached at the November Board meeting, as the Board approved Lakewood Holding Company (LHC) to pay off its loan to the bank entirely out of its own funds. I signed the check that very evening. Back when the membership, recognizing how a golf course amenity increases property values, voted to form LHC to buy the golf course and its associated structures and amenities, LHC originally borrowed over \$2.5 million from the bank, and about \$600,000 from LPOA. LPOA lent LHC additional operating capital funds in its first few years of operation, resulting in the approximately \$963,000 amount owed to LPOA today.

Be on guard against those who try to portray the Association in the worst light for their own purposes.

Much misinformation has been disseminated on this subject, its interest rate, etc., that do not reflect an awareness of the history, loan term lengths, etc., nor a complete understanding of nonprofits, incremental costs

of capital, low risks, etc. that the Association's trained outside tax attorneys and accountants well understand and have no objections to how the Association has structured things.

The loan from LPOA to LHC may even get paid off. The Board took the first steps toward exploring the possibility of LPOA owning the clubhouse directly, in which case the loan would be paid back to LPOA anyway.

Another area of misinformation has been the Clubhouse lease. When the offices, restaurants, etc. of the Cove and Bayview Clubhouses were in existence, we were paying about \$248K a year in costs for them. That figure, adjusted for inflation, would be roughly equivalent to what the Board just approved for the Association to pay in lease costs (even though LPOA presently gets 7000 MORE square feet than we got back then).

Be on guard against those who try to portray the Association in the worst light for their own purposes. For example, most of you are well satisfied with the performance of the lawn maintenance contractor, one also used by many parcels. When that contractor, who has been solid in relations with us, offered an excellent three-year deal to us, it made sense for both staff and Board to consider it in good light. The Board is not bound to get multiple bids, and given previous experience, was not optimistic on that front anyway. It therefore used its best business judgment to not only keep up good relations with this contractor, but to provide for that possibility to continue under conditions favorable for the Association.

Know why Lakewood's developers/founders put in the Declarations to provide that dues can rise at 1.5 times the rate of inflation? Because, emotionally and financially, we'd all love to have our dues only go up by the rate of inflation. But that would ignore the fact that we WILL have to replace amenities, eventually fix dams, etc.—as those things are not possibilities, they are CERTAINTIES. If we haven't built up reserves to provide for them, then we'd be left with just two options: borrowing (at possibly high interest) or steep special assessments (that especially punish recent arrivals, by the way). Borrowing means

you're paying completely non-productive interest that diminishes your budget—and eventually forces highest dues or special assessments anyway, all while foregoing things you want and need. You also struggle mightily to fund reserves to try to avoid the situation repeating.

The effects of not raising dues (not funding reserves) for 20+ years manifested itself over a decade ago when the Marinas, East Lake and West Lake (Cove) pools reached the end of their life cycles and had to be replaced. LPOA itself had to borrow \$3.2M to do this, and still has approximately \$1.4M left to pay (and that interest rate will balloon in May if not paid).

There appears to be good news coming, though! We look to be able to pay this loan off early next year. Both LHC and LPOA will then be debt free, certainly from external debt! All while funding a GM-Select, paying for needed desilting and other lake maintenance (including the shoreline and dam “grout” that was washed out by hard rains), and paying for the increased costs from State Proposition A. All with your LPOA dues only going up about \$8 a month (yes, that's all the “maximum” is costing you).

While ideally funding reserves suggests dues set at or near 1.5 times the rate of inflation, with LPOA being debt-free next year, consideration can be given for 2026's dues being raised somewhere above the rate of inflation but below the maximum. While this would slow down the rate of reserves funding that the 2019 reserve study said we need, it might be psychologically beneficial for at least a period.

But it's good to remember what a realtor who sells a good number of homes in Lakewood does when a prospective buyer is hesitant after seeing the dues. That realtor drives them around Lakewood demonstrating all the amenities one gets. Almost invariably, the prospective buyer then says, “show me what's for sale here.” People pay for value.

Enjoy this great season of holidays. A new and exciting chapter is dawning in Lakewood. Let's all be glad we're here for it!

Lakewood Property Owners Association Board of Directors' Meeting Actions taken November 14, 2024

Approved

- Amendment to LPOA By-laws
- Amendment to LPOA Policy 3
- 2025 Boat Slip Lease Agreement and Policy 5
- Parcel Budget
- 2025 LPOA Maximum Annual Assessment
- 2025 LPOA Actual Annual Assessment
- 2025 LPOA Operating Budget
- 2025 LPOA LIP Budget
- 2025 Lease Renewal for Clubhouse
- LPOA 2025 Mowing Contract
- LIP Funds to Repair East Lake Spillway Outlet Structure
- Purchase of Furniture for Clubhouse Deck
- Lakewood Oaks Parcel Expenditure for Landscape Project
- Purchase of Additional \$5M of GL Umbrellas Coverage

Tabled

- East Lake Pool Parking Lot Expansion Project
- Ad-hoc Play Park Committee Update/Fairway Homes Playground

LPOA/LHC BOARD MEETINGS

December 12 | January 9 | February 13

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

Lakewood Calendar of Events



- 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)
- 31 New Year's Eve Dinner



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



- 13 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

Update 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 11/14/2024 Board of Directors meeting. At their meeting on 12/12/24 the Board will again consider this language and vote on adoption. Current language is struck through and proposed language is underlined.

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

SOLD BY KIM CONNECTS HOME TEAM - MAKE SOLD SIMPLE!



38 NE Shoreview Drive



5464 NE Northgate Crossing



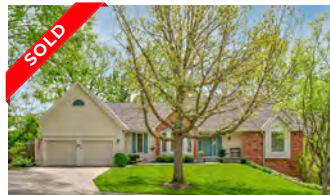
4318 NW Lake Drive



5300 NE Northgate Crossing



237 NE Edgewater Drive



102 NE Channel Circle



261 NE Bayview Drive



4108 NE Edgewater Court



THINKING ABOUT MAKING A MOVE?
CALL KIM GLASER!
(816) 282-4461

Your Lakewood Realtor of Choice

FOR MORE INFO



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



Lakewood
— Activities Committee —



Welcome!

New Lakewood Residents

Roger & Cheryl Horne
128 NW Lakewood Blvd

Gregory & Allie Novakowski
407 NE Landings Drive

Jeff & Leigh Anne Leath
4318 NW Lake Drive

Luke & Katie Llamas
3611 NW Lake Drive

Kenneth Richcreek, Jr.
713 NE Ashmont Place

Richard & Rose Houston
829 NE Algonquin

Michael & Talia Deardorff
801 NE Burning Tree

Todd & Elyse Porozik
3645 NW Blue Jacket Drive

Jacob Schleith
3637 NE Beechwood Drive

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.



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.



Attention Boat Slip Lessees

Boat Slip Lease Agreements were mailed out on November 1, 2024—the Lease Agreements are due with payment by January 15, 2025. Agreements received after January 15, 2024 thru January 31 will accrue a \$100 late fee. Additionally, Boat Stickers must be picked up and signed for in the LPOA Office. Boat Stickers must be purchased and applied to boat by May 1, 2025. LPOA

Staff can attach your sticker for a \$26 fee.



YOGA, BARRE, PILATES

JOIN NOW

30 DAYS FOR \$30



Our community helps you thrive!



Easily prioritize your health & wellness with yoga just around the corner!

1 MEMBERSHIP 2 LOCATIONS

LAKEWOOD
611 NE Woods Chapel Rd



DOWNTOWN LS
20 SW 3rd St



Save the Date

Auction Gala

December 4th | 5:30 PM

Sponsored by the Lakewood Garden Club

Join us again this holiday season for our 'FUN' Raiser for local educator grants and scholarships! The Garden Club encourages the community to support the effort to give back to educators and the students they will teach—and it's a great opportunity to find a gift for your loved ones!

Enjoy a holiday cocktail on us!

Please RSVP to lakewoodgardenclub64064@gmail.com



NOW OPEN IN LAKEWOOD

701 NE Lakewood Blvd
Lee's Summit MO 64064

CALL US TODAY
816-607-7180

NOW OFFERING
AQUATIC THERAPY

All Major Insurances Accepted!



www.hillpromotionpt.com

Most 5-Star Reviews in Lee's
Summit





SOUTHERN

ROOFING & RENOVATIONS



Brian Wisdom / General Office Manager

(573) 429-3649

✉ bwisdom@srrn-us.com

SouthernRNR.com



WINTER, WONDER AND WEATHERIZING

Winterize your garage doors
and windows so you don't get
stuck in the cold!

- ✓ GARAGE DOORS & OPENERS
- ✓ ENTRY, PATIO & STORM DOORS
- ✓ ENERGY EFFICIENT WINDOWS
- ✓ WEATHER SEALING

10% OFF

ALL SALES AND SERVICE

PROMO CODE:
LAKE10



SCAN THIS



Visit or Call!

816-524-8535

507 SW Lea Dr., LSMO



FLOOR COVERINGS *international*

Upgrade your home this holiday season with
our high-quality flooring. From products
you'll love to seamless installation,
FCI has got you covered!

- ✓ **Wide Selection**
- ✓ **Cost Effective**
- ✓ **Stylish & Durable**

**Save
\$250**

on your flooring
project!*

Scan me



**CALL US TO
SCHEDULE YOUR
FREE IN-HOME
CONSULTATION**

+816-744-6334

OR VISIT

FCIFloors.com

*To save \$250 on your next project, mention this ad or the promo code: Lake250



CHRISTMAS TREE PICKUP

DID YOU KNOW....LAKEWOOD COMMUNITY SERVICES
WILL PICK UP YOUR LIVE CHRISTMAS TREE* FOR DISPOSAL?

Christmas tree pick up will be available starting **Thursday, December 26** and end **Friday, January 10**. The cost is **\$5 per tree**. Please call 816-373-4326 to schedule. Trees should be placed at the curb for pick up the following morning.

**Please note, we cannot dispose of artificial trees.*



Join Us

For **New Year's Eve Dinner** at *the Argyle*
Tuesday, December 31st | 5:00-9:00 PM

Reservations **must be made by**
5:00 PM Monday, December 23rd.

*No exceptions will be
made after this deadline.*

You may reserve **up to a table of**
10 by calling **Madison Greenlee** at
(816).541.2447. Food selections will
also be made at the time of reservation.

Keep an eye on LPOA EBlasts for
the menu selections for this year.

We look forward to ringing in
the New Year with you soon!



LPOA 2025 Budget Summary

From the LPOA Finance Committee | David Stackelhouse, Committee Chair

2025 User Fees

--- Board Approved 11/14/24

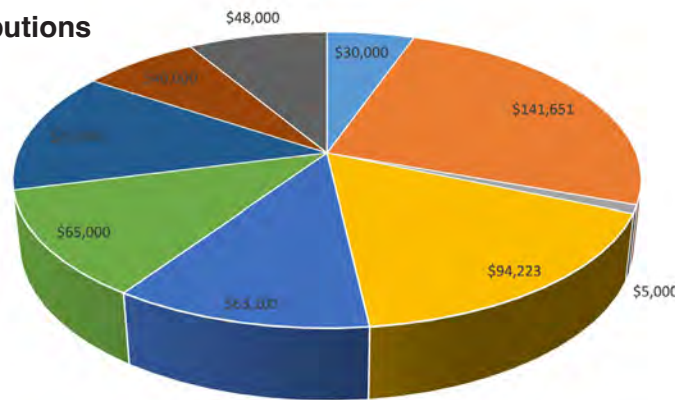
	2024	2025	Rounded UP to nearest \$.50	Change
Boat Slip (Covered)	\$ 1,368.50	\$ 1,423.50		4.02%
Boat Slip (Uncovered)	\$ 1,000.00	\$ 1,040.00		4.00%
Storage Lot (6 Months)	\$ 350.00	\$ 364.00		4.00%
Storage Lot (12 Months)	\$ 600.00	\$ 624.00		4.00%
Boat Racks	\$ 58.00	\$ 60.50		4.31%
Boat Registration (Non Motorized)	\$ 37.00	\$ 38.50		4.05%
Boat Registration (Motorized)	\$ 93.00	\$ 97.00		4.30%
Boat Registration (Light watercraft)	\$ 5.50	\$ 6.00		9.09%
Boat Stickers Installed by Staff	\$ 25.00	\$ 26.00		4.00%
Boat Sticker Late Fee for current owners (After May 1st)	\$ 9.00	\$ 9.50		5.56%
Lake Water Irrigation	\$ 206.50	\$ 215.00		4.12%
New Member Admin Fee	\$ 242.00	\$ 252.00		4.13%
New Member Recreational Amenity Fee (Single Family)	\$ 303.50	\$ 316.00		4.12%
New Member Recreational Amenity Fee (Multi-family and Fairway Homes Class C)	\$ 243.50	\$ 253.50		4.11%
Pool Guest Pass (Per Day)	\$ 3.50	\$ 3.50		0.00%
Temporary ID Card (30 Day ID)	\$ 53.00	\$ 55.50		4.72%
Gasoline - 1 gallon	\$ 26.00	\$ 27.50		5.77%
Pontoon Boat Rental (Per Hour):				
Weekdays	\$ 28.50	\$ 30.00		5.26%
Friday-Sunday	\$ 50.50	\$ 53.00		4.95%
Holiday	\$ 62.00	\$ 64.50		4.03%
All Day Rental (Excludes Friday-Sunday & Holiday)	\$ 194.00	\$ 202.00		4.12%

	Actual 2021	Actual 2022	Budget 2023	Actual 2023	Budget 2024	Actual '24 6 months	Budget 2025
Revenue							
Monthly Dues	4,082,878	4,425,922	5,009,372	5,013,060	5,212,146	2,607,330	5,477,038
Administration	176,242	170,329	155,496	456,764	270,124	223,533	418,654
Clubhouse	500	700	0	(59,967)	0	0	750
Restaurant/Lounge	772,854	785,964	785,700	881,988	793,000	421,097	914,425
Snack Bar	38,421	39,105	40,575	36,094	38,110	17,329	38,115
Community Services	131,845	139,498	122,260	121,827	110,400	67,909	110,400
Pools	36,260	34,590	34,500	23,148	16,000	5,581	18,000
Maintenance	16,325	246	3,500	3,921	3,500	16,400	2,000
Lake Management	65,758	62,487	62,000	62,582	62,500	5,160	65,665
Marinas	478,906	486,162	473,669	479,637	491,792	246,175	511,472
Communications	58,330	55,480	62,900	55,939	60,350	21,665	56,100
Rental Boats	41,632	48,014	22,400	44,637	50,000	16,519	50,000
Totals	5,899,952	6,248,499	6,772,372	7,119,628	7,107,922	3,648,698	7,662,619
Expenses							
Administration	1,379,989	1,522,555	1,594,851	1,635,014	1,723,145	816,781	2,000,845
Clubhouse	115,811	118,289	125,247	108,089	142,943	75,737	146,817
Restaurant/Lounge	965,992	960,997	1,005,789	999,109	992,271	484,299	1,060,733
Snack Bar	43,022	45,501	46,385	38,894	46,452	23,592	47,739
Community Services	518,092	602,909	606,721	547,789	598,889	291,539	616,235
Pools	396,407	419,913	430,577	425,811	441,334	222,895	456,837
Maintenance	1,033,666	1,085,110	1,340,582	1,368,975	1,401,121	702,609	1,428,505
Lake Management	169,719	290,327	127,164	136,213	157,430	83,062	210,020
Marina	152,937	194,239	201,684	206,485	200,097	96,753	201,938
Communications	101,333	128,339	133,206	151,421	144,013	83,814	161,702
Pontoon Rental	20,301	22,577	24,214	23,762	26,206	12,097	28,469
Totals	4,897,268	5,390,757	5,636,420	5,641,563	5,873,901	2,893,178	6,359,840
Net Income	1,002,684	857,741	1,135,952	1,478,065	1,234,021	755,520	1,302,779
Cash from Depreciation*	557,647	624,839	637,948	665,457	648,916	344,065	667,611
Total Funds Available	1,560,331	1,482,580	1,773,900	2,143,522	1,882,937	1,099,585	1,970,390
Gain/Loss on disposal of assets	5,453	1,375		54,803		26,024	
Capital Improvements	959,179	1,202,946	1,453,766	717,494	1,882,937	520,264	1,970,390
Program 2020 Loan							
Prgm 2020/Marina Loan Repymt	301,086	312,661	320,134	824,940	331,943	276,927	890,907
Total Expenditures**	2,524,963	2,686,901	3,227,666	2,915,819	3,116,958	1,645,873	3,273,169

2025 LIP

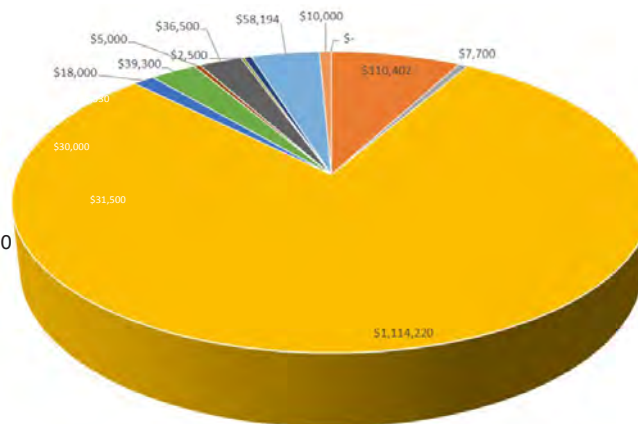
2025 Reserve Contributions From Dues: \$562,074

Desiltation: \$30,000
Community Services: \$5,000
Clubhouse: \$63,200
Recreation: \$141,651
General Reserve Fund: \$94,233
Lake Mgmt/Erosion: \$65,000
Maintenance: \$75,000
Swimming Pools: \$40,000
Marinas: \$48,000



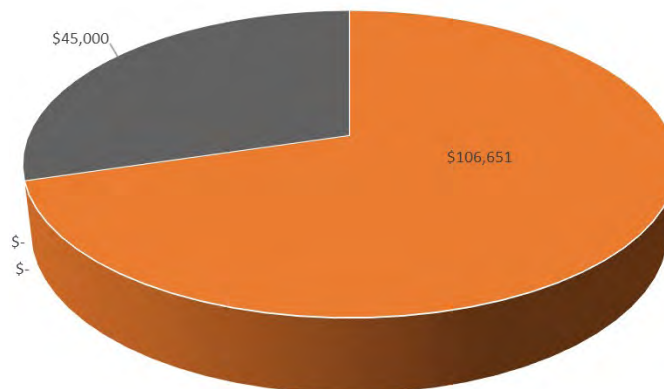
2025 Expenditures From Dues: \$1,120,668

Desiltation: \$0
Community Services: \$18,000
Clubhouse: \$18,000
Clubs: \$0
Maintenance: \$36,500
Marinas: \$6,500
Food & Beverage: \$58,194
Recreation: \$110,402
General Improvements: \$1,114,220
Administration: \$39,300
Lake Mgmt/Erosion: \$5,000
Swimming Pools: \$2,500
Parcels: \$0
Clubhouse: \$31,500
Other Requests: \$10,000



2025 Expenditures From Reserves: \$151,651

Desiltation: \$0
General Improvements: \$0
Clubs: \$0
Swimming Pools: \$0
Food & Beverage: \$0
Recreation: \$106,651
Clubhouse: \$0
Lake Mgmt/Erosion: \$0
Marinas: \$0
Other Requests: \$0
Community Services: \$0
Administration: \$0
Maintenance: \$45,000
Parcels: \$0



In accordance with the stipulations set out in documents governing the LPOA, the Board of Directors each year must approve a "Maximum Annual Assessment", prior to approving the "Actual Annual Assessment". Following those guidelines, at their November 14, 2024 meeting, the Board voted to set the Maximum Annual Assessment for 2025 at **\$2,329.67 annually (\$194.14 per month)**, for a basic single family home and 80% of that amount or **\$1,863.73 annually (\$155.31 per month)** for multi-family units.

2025 Actual Annual Assessment

In accordance with the stipulations set out in documents governing the LPOA, the Board must set the "Actual Annual Assessment" after they have set the "Maximum Annual Assessment". At their regular meeting on November 14, 2024 the LPOA Board of Directors voted to set the "Actual Annual Assessment" for 2025 at **\$2,329.67 annually (\$194.14 per month)** for single family homes and 80% of that amount or **\$1,863.73 annually (\$155.31 per month)** for multi-family units. **This dues increase will be effective January 1, 2025.**

3rd Quarter 2024 Financials

LAKEWOOD HOLDING COMPANY
A NONPROFIT ORGANIZATION CONTROLLED BY LPOA (1)
Financials
9/30/24

<u>Statement of Financial Position</u>	12/31/23	2024	Change	Comments
	Audited	Sept		
Total Cash	\$ 541,222	\$ 824,007	\$ 282,785	Cash strong.
Total Accounts Receivables Net of Allow.	249,175	256,257	(7,082)	
Total Inventory	190,305	257,307	(67,002)	Normal seasonal increase.
Prepaid Exp & Right of Use Assets	747,929	677,005	70,924	
Total Capital Assets Net of Deprec.	1,713,234	1,748,711	(35,477)	Capital spending \$130K
Other	-	-	-	
Total Assets	3,441,865	3,763,287		
Current Liabilities	1,010,870	1,124,892	114,023	Normal seasonal increase.
Financial Institution Long -Term Debt	911,133	802,697	(108,436)	Note due end of December.
Promissory Note to LPOA	963,116	963,116	-	Note Paid off on Friday November 15.
Lease Obligations First Citizens	70,268	58,629	(11,639)	All cash provided by LHC.
Line of Credit	-	-	-	
Deferred Inc. Vehicle	-	-	-	
Lease - JD Credit	-	-	-	
Net Assets Unrestricted	486,479	813,953	327,474	
Total Liabilities & Net Assets	3,441,865	3,763,287		

<u>Statement of Revenue & Expenses</u>	YTD Q-3	YTD Q-3	B/(W)	YTD Q-3	B/(W)	Notes
	Actual	Budget	Budget	2023	2023	
Total Revenue	\$ 2,085,333	\$ 1,945,446	\$ 139,886	\$ 2,016,494	\$ 68,839	2
Cost of Goods Sold	126,425	120,275	(6,150)	138,388	11,963	
Gross Profit	1,958,908	1,825,171	133,736	1,878,106	80,802	
Operating Expenses	1,508,366	1,625,039	116,673	1,443,342	(65,024)	3
Gain on Sale of assets	(10,000)	-	10,000	1,557	11,557	

LAKEWOOD PROPERTY OWNERS ASSOCIATION
Financial Statements with Affiliated Parcels
9/30/24

<u>Balance Sheet</u>	12/31/23	2024	YTD	Comments
	Dec	Sept	Cash Chg.	
	Audited			
Total Cash/Short term securities	\$ 5,397,981	\$ 6,452,219	\$ 1,054,237	Cash Strong, LPOA cash total is 5,017K.
Total Inventory	30,791	39,526	(8,735)	
Total Accts Receivables Net of Allow	349,328	454,804	(105,477)	
Total Land, Building & Equip Net of Dep	11,448,291	11,544,101	(95,810)	Capital YTD \$614K, on Swim Docks & Maint Equip.
Total Prepaid Expenses	484,942	130,297	354,646	
Total LHC Notes Receivable	963,116	963,116	-	
Total Assets	18,674,449	19,584,063		
Payables	507,142	715,037	207,895	
Other Liabilities	256,579	202,126	(54,452)	
Central Bank Loan	1,742,187	1,275,155	(467,032)	Loan due May, 2025. Plan to pay off in 2025.
Line of Credit w/ Central Bank	-	-	-	
Total Members' Equity	16,168,542	17,391,744	1,223,203	
Total Liabilities & Equity	18,674,449	19,584,063		

<u>Statement of Revenue and Expenses</u>	2024	2024	B/(W)
	Q-3	Q-3	Budget
	Actual	Budget	Budget
Total Revenue	\$ 6,526,317	\$ 5,173,829	\$ 1,352,488
Total Expenses	5,303,114	4,438,764	(864,351)
Revenue Over (Under) Expenses	1,223,203	735,065	488,138
Parcel Net Revenue	194,193	-	(194,193)
Rev. Over (Under) Exp. Excl'dg Parcels	1,029,010	735,065	293,945

Revenue And Expenses Comments

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



Planning Today for Tomorrow

Are you ready to make your voice heard and help our community shine? It's time for our Second LPOA Resident Survey!

Survey will be "live" December 1st–13th

Community FAQ

Where do I access the survey?

The survey is available to you several ways:

- If you have an email address on file with the LPOA office, you will receive an email containing the survey link on **Monday, December 2nd**.
- The survey link will be available in the weekly Monday Eblasts until the window to submit your answers is closed on **December 13th**.
- You can access the "link" provided in this issue of the Ripples or scan the "QR code" provided:

SCAN ME WITH YOUR
SMART PHONE CAMERA!



- It will be located on the Website, hosted on the Strategic Vision Page under the Transparency tab. You can also access the link on the banner located on the home page of the LPOA website.
- You may obtain a paper copy at the office. You will need to return the completed survey to the office. The survey will remain confidential and submitted to Shockey.
- A link will be found on the Lakewood Property Owners Facebook page.
- The QR code will be on ENVISION Lakewood banners located within the community, as well as placards in the Argyle and posters in the clubhouse.

Why should I complete the survey?

The surveys are your chance to share what you value about our community. Your input is important to ensure that we capture the needs and desires of all residents. "YOUR FEEDBACK, OUR FUTURE – JOIN THE CONVERSATION"

Is the survey anonymous?

Yes. The survey is conducted by Shockey Consulting on behalf of the LPOA. Your address is being used only to validate residency.

Thank you to everyone that participated in our first LPOA survey in October! We had a little over a 30% response rate, which is considered very good for this type of survey and the size of our community. Now let's see if we can top it! Every response counts, and we're aiming for 100% participation. Imagine the impact we can have when everyone gets involved! The feedback from the first survey provided valuable insights and helped the Steering Committee to identify additional areas of focus. Now we're asking for your participation as we launch our Second Resident Survey! If you missed the first survey, no worries. This is another opportunity for your voice to be heard and to continue making our community a great place to live.

Don't let the holiday hustle and bustle stop you – take a few minutes to complete the survey and help shape the future of our community. Let's make this a win for everyone! Your input is vital to our community's progress and will make a difference.

When will I see the survey responses?

All Survey responses will be shared with the community sometime in the first quarter of next year. The goal of the surveys is to provide data to assist the Steering Committee in the creation of a Strategic Plan for the community. Survey responses will be shared when the plan has been delivered to the Board. All documents will be added to the website.

What's a Strategic Plan?

A strategic plan is a community roadmap for the next 5-10 years. The plan will outline major areas of focus for improvement, measurable goals, and potential actions to be taken that will help reach those goals. It will be informed by the community's mission, vision, and values.

What questions will this plan answer?

The final plan will provide community leaders and staff with answers to questions like:

- What are our greatest areas for improvement?
- How do we best utilize our limited time and resources?
- What do residents want to see from their community?
- What values and goals should we be prioritizing when making tough decisions?

What's the timeline?

Initial planning for the process began in the Spring of 2024. The final plan will be completed in the Spring of 2025 and will provide a roadmap for the next 5-10 years.

How can I engage?

During this process, residents will be sent a series of questionnaires that are vital to the production of the final plan. Community members were also selected through application to form a Steering Committee, which will engage in multiple workshops throughout the process.

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

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

No Garden Club meeting this month

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: 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

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).

Would like to receive regular e-mails from the Tennis Club? Send an e-mail to 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

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.



HOME WATCH

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.



Lakewood
— Activities Committee —

Halloween Spooktacular



Thank you to the Lakewood Activities Committee for putting on a scary good *Halloween Spooktacular*—hopefully the first of many to come! Neighbors put on their most festive costumes and decked out their cars for trunk-or-treat, participated as a vendor, or manned the smores' stations. We couldn't have done it without the community joining forces to fill the 23 Acre field. Thank you as well to *Embrace the Grape*, *Coach's Kettle Corn*, *DJ Miles* for joining us and *Carl Cheritto* for bringing the Percussion Playground to Lakewood!



Don't move. Instead, improve.

Remodel, rebuild and renew with Four Sons Construction.
We specialize in kitchen, basement and bathroom renovation.



We're a third-generation family business with deep roots in the Lee's Summit area. Our reputation lives in your home, so we don't cut corners. We're committed to superior construction, even if it takes a little more time.

816.537.3210

www.foursonscontractors.com



BOAT COVERS & UPHOLSTERY *by Anna Coufal*



Custom Quality Craftsmanship

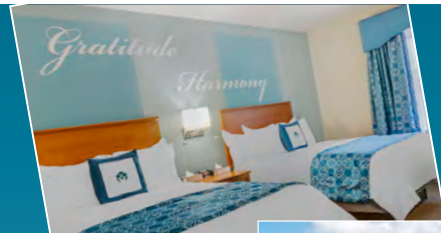
Contact Anna at **816-519-8707** or
anna@johnsmarineservice.com
for a quote on your project today!



Accommodations for All *at Unity Village*

Rest easy when you stay on the peaceful Unity Village grounds. Choose from 3 cozy, historic Airbnbs (did we mention we're a Superhost?) that can accommodate 10-14 guests. For individuals or larger groups, book a room or event space at our award-winning, LEED-certified hotel and conference center.

Perfect for family gatherings, a getaway with friends, holiday guests or even a staycation!



Hotel & Conference Center



unity
Village



Scan the QR code to learn more and find your perfect fit! unityvillage.org/stay-with-us

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

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 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)

DECEMBER MAINTENANCE UPDATE

John Thomas, Maintenance Manager



What a great year we are having. With the extended fall weather your common area and amenities are see unprecedented use. Your maintenance department wishes to extend to all property owner a heartfelt wish for a happy and safe holiday season. Here's what is going on in your Maintenance Department.

Maintenance Department Activity

- East & 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
- Common area edge overgrowth trimming
- Common area tree trimming
- Snow precipitation equipment maintenance
- Christmas light and decoration installation
- Storage lot lighting and security camera installation
- Deicing salt application
- City of LS Private snow Route Service

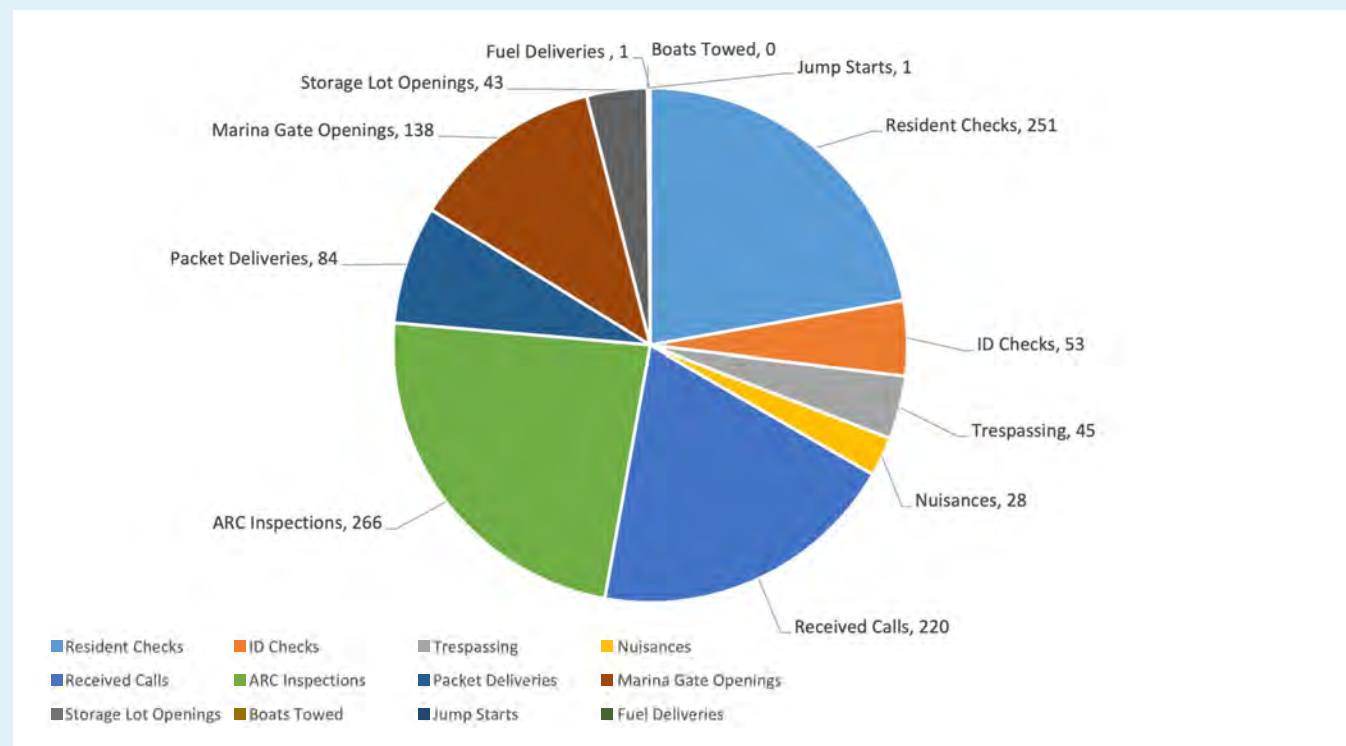
Lakewood Improvement Projects

- 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 November 2024.

OCTOBER COMMUNITY SERVICE REPORT

Sean Bachtel, LPOA Director of Community Relations





STRONGBOX
WEALTH



YOUR FINANCIAL PARTNER

FINANCIAL PLANNING • PORTFOLIO MANAGEMENT • STRATEGIC ADVICE



YOUR STRONGBOX WEALTH TEAM



FINANCIAL
PLANNING



PORTFOLIO
MANAGEMENT



STRATEGIC
ADVICE

REDEFINING CONFIDENCE IN WEALTH ADVICE

- | | |
|--|---|
| <input checked="" type="checkbox"/> Portfolio Management | <input checked="" type="checkbox"/> Charitable Planning |
| <input checked="" type="checkbox"/> Financial Planning | <input checked="" type="checkbox"/> Business Succession |
| <input checked="" type="checkbox"/> Liquidity Solutions | <input checked="" type="checkbox"/> Risk Mitigation |
| <input checked="" type="checkbox"/> Retirement Planning | <input checked="" type="checkbox"/> Legacy Planning |



WWW.STRONGBOXWEALTH.COM
816-607-5410
3470 NE RALPH POWELL RD., SUITE A
LEE'S SUMMIT, MO 64064

StrongBox Wealth, LLC is a Registered Investment Adviser. This brochure is solely for informational purposes. Advisory services are only offered to clients or prospective clients where StrongBox Wealth, LLC and its representatives are properly licensed or exempt from licensure. Past performance is no guarantee of future returns. Investing involves risk and possible loss of principal capital. No advice may be rendered by StrongBox Wealth, LLC unless a client service agreement is in place.



Lakewood

PROPERTY OWNER ASSOCIATION

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

LPOA.com

Resident or:

PRSRT STD
US Postage Paid
Permit No. 111
Lee's Summit, MO



Dreaming Up the Ideal Retirement is Your Job. Helping you Get There is ours.
To learn more about why Edward Jones makes sense for you, call our office today.



Drew Hammer
Financial Advisor

4731 S Cochise Dr,
Suite 210
Independence, MO 64055
816-252-1199

drew.hammer@edwardjones.com



Jon Klassen
AAMS™
Financial Advisor

4801 S Cliff Avenue,
Suite 202
Independence, MO 64055
816-478-7070

jon.klassen@edwardjones.com



Chris Madden
Financial Advisor

2410 South 7 Highway
Blue Springs, MO 64014
816-224-9278

chris.madden@edwardjones.com



Drew Reynolds
Financial Advisor

206 NE Douglas Street
Lee's Summit, MO 64063
816-795-7529

drew.reynolds@edwardjones.com



Matt Sibbing
AAMS™
Financial Advisor

3500 NE Ralph Powell Rd,
Suite C
Lee's Summit, MO 64064
816-347-8375

matt.sibbing@edwardjones.com



John Skinner
Financial Advisor

1600 NE Coronado Dr
Blue Springs, MO 64014
816-228-9926

john.skinner@edwardjones.com



Scott Wall
CFP®
Financial Advisor

3500 NE Ralph Powell Rd,
Suite E
Lee's Summit, MO 64064
816-272-0460

scott.wall@edwardjones.com

www.edwardjones.com Member SIPC

Edward Jones®
MAKING SENSE OF INVESTING

IRT184BD-A