

The Ripples

January 2025

➤ NEW YEAR,
BRIGHT START



Lakewood
PROPERTY OWNERS
ASSOCIATION



Lakewood Artist Series | Boat Slip Lessees Info
Financial Update | **Twinkle Town Recap**



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.



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

LAKESWOOD
611 NE Woods Chapel Rd



DOWNTOWN LS
20 SW 3rd St

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



HILL PRO-MOTION
PHYSICAL THERAPY

NOW OPEN IN LAKESWOOD

**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



LPOA Committee Chairpersons

ADMINISTRATIVE COMMITTEES

ARB/ARC // Judy Alyea
Appeals // Steve White
Election // Lisa McCarty
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 & Insurance Committee
EMAIL jon.snow@lpoa.com

Treasurer Jonathan Buschmann (*East Lake*)
Liaison to Finance & ARB/ARC Committee
EMAIL jonathan.buschmann@lpoa.com

Secretary Kim Curran (*At Large*)
Liaison to Appeals & Election 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

Debbie Stalnaker (*At Large*)
Liaison to Vision Steering Committee
EMAIL debbie.stalnaker@lpoa.com

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

January



From the General Manager, Mark Reid

A very Happy New Year to our residents. We open the new year with a light at the end of the tunnel for a few different reasons: namely the fact that we will pay down the remainder of our debt, \$777,545 in May. This is the last stretch of a long journey for the association, one that will put us in a good position to feed back into our investment into the community and its amenities. With this being said, there's obviously going to be a focus on finishing this current goal, hence not beginning many hefty new projects through the 2025 year. But we have new connections and projects which were undertaken in 2024 that will come to fruition this year:

The Ad Hoc Play Park Committee's recommendations have been included in our bid package for different playground equipment manufacturers to provide their professional recommendations for a new play park experience. The bid package was approved in the December board meeting and we are on track for a Memorial day opening of this new park. This play park will round out the Association's commitment to providing clean and safe playgrounds for its residents at strategic locations throughout the neighborhood.

Additionally, we will finish the program of replacing all of our 53 pleasure docks. The quality of the pleasure docks that we standardized around will assure that these docks will be in service for at least a 40-year lifecycle. We will complete that final nine (9) docks by mid-year.

Another exciting development is in the realm of our lakes. In prior years, we've consulted Blue Valley Laboratories for management of aquatic growth. This has been primarily in our ponds, but over the past several years we have needed aquatic growth control in the East Lake. After working closely with the LPOA Lake Use Committee and after a bid process and review, we've turned to Solitude, a lake management company. In addition to what services BVL would have provided, Solitude is equipped to provide pond maintenance, vegetation depth and surveying, bathymetric sediment mapping, water quality testing, sediment nutrient load testing, copper sediment testing, and bacteria testing. Unsurprisingly, our lakes are both our biggest amenity and the biggest draw for folks choosing Lakewood as their home—we feel confident turning to a company like Solitude who have large scale professional experience in caring for such an important part of the community. BVL has always been a trusted contractor to the Association and they will continue their expert work on the ponds of the Golf Course as they have for many years.

IN THIS ISSUE

- 5 From the General Manager
- 6 From the Boardroom
- 7 Board Meeting Minutes
- 8 Calendar of Events
- 10 Welcome New Residents
- 12 Twinkle Town Recap
- 14 Lakewood Artist Series
- 16 Financials
- 18 Clubs
- 21 Resource Directory
- 22 Maintenance Update
- 22 Community Service Report



From the Boardroom

James Treu, Board President

A new year is here, and we're excited to get to it!

A shout-out to all the residents who have just done such a beautiful job of decorating their homes (and lighting up their homes!) for the holidays. The smiles and enjoyment you bring every year are so welcome, and a great reflection on our community. Cheers for your cheer!

The Board welcomed a new (returning!) member to fill the director vacancy that took place last month. A hearty welcome to Debbie Stalnaker, who many of you already know as the immediate past president of the Association.

The Envision Lakewood initiative progresses a step further in fashioning a strategic vision for Lakewood.

The Envision Lakewood initiative progresses a step further in fashioning a strategic vision for Lakewood. Committee Chairwoman Debbie Stalnaker and her committee are working with the consulting firm to evaluate and refine the extensive feedback you've given. With luck, we are just months away from the final product.

The Executive Search firm and Search Committee have arranged for some General Manager candidates to meet with the Board as part of some intermediate steps to narrowing down the list of candidates prior to making a decision. It's been rough doing all that over the holidays, but the Search Committee has done a splendid job of working out the tough logistics.

The Board took a further step toward having a luncheon

with Staff, possibly as early as this month. We have been trying to set this up for a while, but goodness, things have been busy for both Board and Staff!

Summit Lawn Care did a bang-up job about the leaves situation in many places around Lakewood, further validating the Board's previous decision. While Summit can't access everywhere, and leaves, with weather and wind, are an ever-evolving situation, we are thankful for what they are able to do.

Remember to be respectful to fellow residents concerning your pet. You may think that your pet is "little" and "won't hurt anything" by doing its business in the "common" areas and not need cleanup. That is NOT correct. We and staff hear about it and your neighbors and fellow residents

The Executive Search firm and Search Committee have arranged for some General Manager candidates to meet with the Board as part of some intermediate steps to narrowing down the list of candidates prior to making a decision.

are not happy about it. It's a City ordinance to have your pet on a leash and to pick up after it. Please control your pet and pick up after it to avoid calls to Lee's Summit or KC Animal Control and a City citation or worse.

Your computers often try to save you a step by defaulting

to a previous address when emailing members of the Board. But we ask that when emailing Board members, especially the entire Board, please check that you're only using the official Association (lpoa.com) email addresses. It not only helps avoid legal complications for Board members, but greatly simplifies the process of keeping official records for the Association.

Those of you who follow the budget closely have noticed that we not only have had a sharp rise in legal costs, but those costs are projected to continue well into the year.

Summit Lawn Care did a bang-up job about the leaves situation in many places around Lakewood, further validating the Board's previous decision.

That is almost entirely due to multiple lawsuits brought by one of Lakewood's frequent violators of rules and regulations. This individual's actions on social media, in addition to often being inaccurate and potentially deliberately misleading, etc., also are becoming belittling, harassing, and abusive of staff and other LPOA residents. Board, Staff, and legal counsel are all united in assessments of the situation and continue to monitor it closely.

And lastly this month, a note that your staff and your volunteer committee members always appreciate any thanks you can give for the work they do. A kind and appreciative word goes a long way toward keeping this a tight-knit and well-run community.

Oh, and in case you weren't aware, GO CHIEFS!

Lakewood Property Owners Association Board of Directors' Meeting Actions taken December 12, 2024

Approved

- Ad-hoc Play Park Committee Update/Fairway Homes Playground
- Amendment to By-laws
- New Board Director Debbie Stalnaker
- Amendment to 2025 LPOA Operating Budget
- Carryover of 2024 LPOA LIP Funds
- LPOA CPA Contract Renewal
- LPOA Line of Credit Renewal
- Lakewood Ladies 50+ Club Request No Fee Use of Clubhouse
- 2025 Clubhouse Fees and Policy
- Amendment to LPOA Rules and Regulations
- Year End Write Offs if Uncollectable Debt

LPOA/LHC BOARD MEETINGS

January 9 | February 13 | March 13

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

Lakewood Calendar of Events

JANUARY



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

FEBRUARY



- 13 LPOA & LHC Board Meeting

MARCH



- 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 Governing Documents

In accordance with LPOA By-laws, notice is hereby given to LPOA membership of a revision to a pending amendment to LPOA Rules & Regulations. The following language was introduced for consideration and accepted at the 12/12/2024 Board of Directors meeting. At their meeting on 1/09/25 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 Governing Documents.



Lakewood MARKET MINUTE

(JANUARY - DECEMBER 16, 2024)

HOMES SOLD

88

↓ 10%

AVG. SALE PRICE

\$504k

↑ 1%

AVG. LIST PRICE

\$508k

↑ 1%

AVG. SP%LP

100%

SAME

DAYS ON MARKET

37

↓ 27%

*all data metrics reflect a one year change, prices and percents reflect averages

FOR MORE INFO!



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

Your Lakewood Realtor of Choice



 Kim@KimConnectsKC.com

 KimConnectsKC.com



The Vision Steering Committee would like to thank everyone who participated in the Second in a series of LPOA surveys. We are tentatively planning on one final survey. Results of surveys will provide data to assist the Steering Committee in the creation of a Strategic Plan for the community and be shared when the strategic plan is delivered to the Board in March. All documents will be added to the LPOA website at that time.

Watch for details about the next survey!



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.

What's on
your
calendar
this year?

Graduating?
Saying "I Do"?
Retiring?
Fundraising?
Networking?

Make any occasion a
stunning success in the
unique and versatile event
spaces at Unity Village.



Get in touch at
unityvillage.org/events



We would
love to
host you!

unity
Village

Welcome!

New Lakewood Residents

Tyler & Jessica Wasmer
138 NE Edgewater Drive

Randol & Heidi Wiggins
794 NE Algonquin

Aaron & Natalya Roberts
331 NE Warrington Court

Michael & Sharon McMurray
4300 NE Courtney Drive

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.

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 21, 2024—the Lease Agreements are due with payment by January 15, 2025. Agreements received after January 15, 2025 thru January 31st 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.*

Quartzite Marble Granite Quartz



LEE'S SUMMIT
2890 NE Independence Ave.

OLATHE
1140 S Enterprise St.

ROCKTOPSKC.COM
info@rocktopskc.com



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



Twinkle Town in Lakewood

Ho ho ho! Santa and Mrs. Claus are back to the North Pole for the year, but they sure lit up the town when they visited Lakewood. Thank you to everyone for participating in the Parade, coming out to get your pictures with Santa!



Happy Ho-ho-holidays!



LAKEWOOD ARTISTS SERIES

NEW YEAR'S EXHIBIT

By Patti Browder

The November Lakewood artists group exhibit and sale was a huge success. Many of you were able to attend, enjoy some excellent appetizers, and purchase something unique for your home or a gift for someone special. Welcome to a new year, as we continue to discover original art by local artists in the Argyle Gallery.

January and February bring exhibits by three Lakewood artists who tell us how they have been inspired in their art and some hints about what the New Year holds for their creativity.

ANDREW GILILLAND had an interesting boyhood, riding on his grandfather's commercial fishing boat on the Mississippi River almost every weekend. Remembering this time as similar to a "Tom Sawyer" adventure, he recalls his grandfather's stories about the steamboats docking nearby, announcing their arrival from miles away with the boat's whistle. Andrew was inspired by these stories to recreate images of steamboats and other ships in detailed graphite and ink. He will be showing some of these works in the gallery, as well as some of his industrial steampunk projects. Andrew said he has always been an admirer of the old European Master painters. During his career, he was fortunate to travel and made it a point to visit any art museums or distinctive churches along the way. It was his time to slow down and be inspired by great artists of the past. Andrew currently has several pieces of his art available at 22 Studios in nearby Lake Lotawana.



As the new year begins, **MARSHA ALEXANDER** has rediscovered painting in pastels like she did in high school and college. Over the years, the process has changed and pastels are now done on sandpaper, which allows the pastels to better adhere to the surface. Marsha's new pastel work helps her to emphasize blue or cloudy skies and colorful reflections on the water. Her New Year's exhibit will demonstrate these skills in a composition reflecting Lakewood's East Lake and a scene from Glacier National Park. Additionally, Marsha will be showing some of her work in other mediums, i.e. oils, acrylics, watercolor and mixed medium.



TANYA JANA-FORD'S diverse art reflects her interest in music, texture and architecture. With a two-year old, another little one expected in April, and a full-time job, Tanya keeps busy and active every day. Still, she incorporates her art into her life as much as possible. Before her daughter was born, she painted a mural for the baby's bedroom and is now designing one for her little boy's arrival in April. In addition, Tanya recently began experimenting with digital art, creating one-of-a-kind greeting cards. Digital art simplifies the tools and space needed to accomplish her creativity, allowing her to more easily incorporate art into a demanding schedule. Tanya discovered a passion for watercolor in college and hopes to revisit that medium again in the near future.



All of the artists live and play in Lakewood and are our neighbors. Hope you can visit the Gallery during the next month or two and rediscover more of the talent living around our special lake.

LPOA 2025 Budget Summary

From the LPOA Finance Committee

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 is effective as of January 1, 2025.**

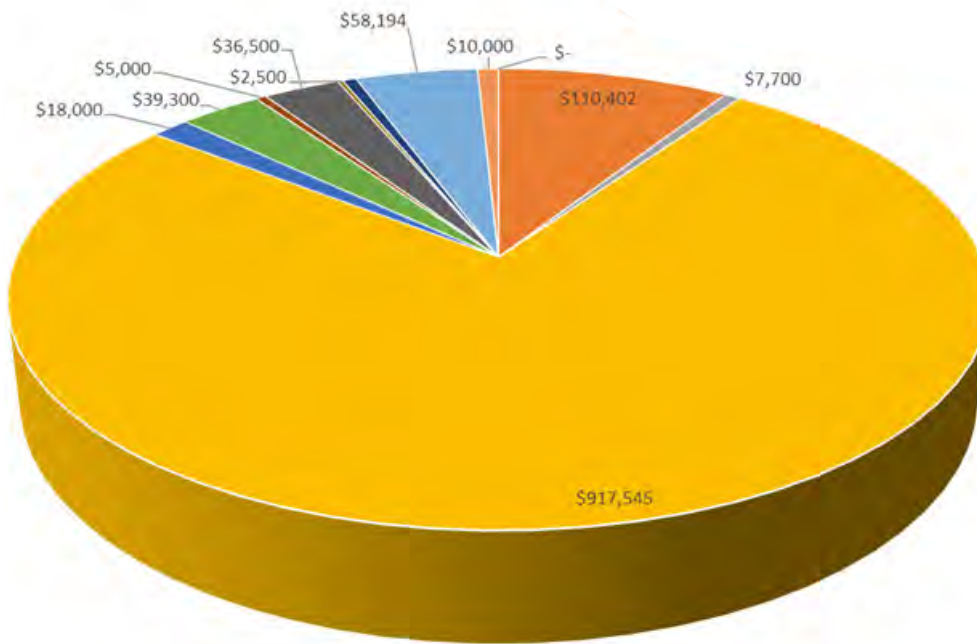
LAKEWOOD PROPERTY OWNERS ASSN, INC. 2025 BUDGET SUMMARY

	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	2,123,112
Clubhouse	115,811	118,289	125,247	108,089	142,943	75,737	148,120
Restaurant/Lounge	965,992	960,997	1,005,789	999,109	992,271	484,299	1,088,368
Snack Bar	43,022	45,501	46,385	38,894	46,452	23,592	51,109
Community Services	518,092	602,909	606,721	547,789	598,889	291,539	638,715
Pools	396,407	419,913	430,577	425,811	441,334	222,895	460,357
Maintenance	1,033,666	1,085,110	1,340,582	1,368,975	1,401,121	702,609	1,441,744
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	202,589
Communications	101,333	128,339	133,206	151,421	144,013	83,814	163,608
Pontoon Rental	20,301	22,577	24,214	23,762	26,206	12,097	28,773
Totals	4,897,268	5,390,757	5,636,420	5,641,563	5,873,901	2,893,178	6,556,515
Net Income	1,002,684	857,741	1,135,952	1,478,065	1,234,021	755,520	1,106,104
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	1,773,715
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	1,773,715
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	2,879,819

2025 Expenditures From Dues

\$1,211,641

At the December 2024 Board meeting, the data reflected in this chart was revised.
This chart now represents the most accurate expenditures going into the 2025 year.



Desilination \$0
Community Services \$7,700
Clubhouse \$18,000
Clubs \$0
Maintenance \$36,500
Marinas \$6,500
Food and Beverage \$58,194
Recreation \$110,402
General Improvements \$917,545
Administration \$39,300
Lake Mgmt/Erosion \$5,000
Parcels \$0
Other Requests \$10,000

2025 User Fees

--- Board Approved 11/14/24

	2024		Rounded UP to nearest \$.50 2025	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%

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, January 22, 2025

Refreshments: 9:00–9:30 a.m.

Program: 9:30 a.m. followed by Business Meeting
Lakewood Oaks Country Club, Banquet Rooms

The Best & Brightest – Perennials, that is!

With 30 years of horticulture experience, Erin Busenhardt is a seasoned expert in Kansas City gardening. Her extensive knowledge and passion for plants has made her a sought-after speaker with countless television appearances, workshops and classes inspiring and educating gardeners of all ages. She is currently Perennials Manager at Family Tree Nursery in Overland Park, KS.

Erin's program will excite us with news of the latest 2025 perennials. Additionally, she will share those 'best and brightest' plants which are tried and true for variable Missouri/Kansas gardens.

Erin Busenhardt: erinb@familytreenursery.com
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: 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. See you in the spring. Occasionally, we will play on Thursday evenings at the main courts weather permitting. (50 degrees or warmer). If you would 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



FLOOR COVERINGS
international

**NEW YEAR.
NEW FLOORS.**

Kick off the year with a fresh look for your home!

FCI brings our mobile showroom to you, offering high-quality flooring and free expert in-home consultations.

Transform your space and start 2025 with style!

Scan me



+1 (816) 744-6334

Book Your
Consultation
Now

FCIFLOORS.COM



SEAL THE DEAL ON WINTER COMFORT

Winterization & Weatherstripping
Garage Door Service & Repair
Entry, Patio & Storm Doors
Energy Efficient Windows



Get 10% off
Sales &
Service

Use Code LAKE10

SHOWROOM: 507 SW. LEA DR., LSMO

WEBSITE: DOORSYSTEMSINC.COM



Call Today!
(816) 524-8535

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!

John's
MARINE SERVICE
www.johnsmarineservice.com



WANT TO "GO GREEN"?

The Ripples

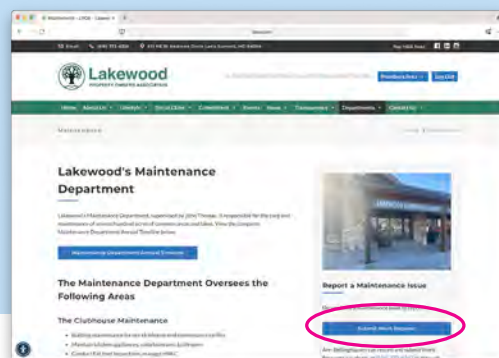
If you would like to stop receiving the Ripples by US Mail and would like to access it online (www.lpoa.com), simply email Cariann at cariann@lpoa.com.

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!



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

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

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.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)

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

JANUARY MAINTENANCE UPDATE



John Thomas, Maintenance Manager

2025 is going to be a great year. Wise leadership and discipline has set up your Association to be able to complete year's long projects and pay off debt making the future bright. 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
- Common area edge overgrowth trimming
- Common area tree trimming
- Snow plow and deicing salt equipment maintenance
- Deicing salt application
- City of LS Private snow Route Service
- Final remaining old pleasure dock removal

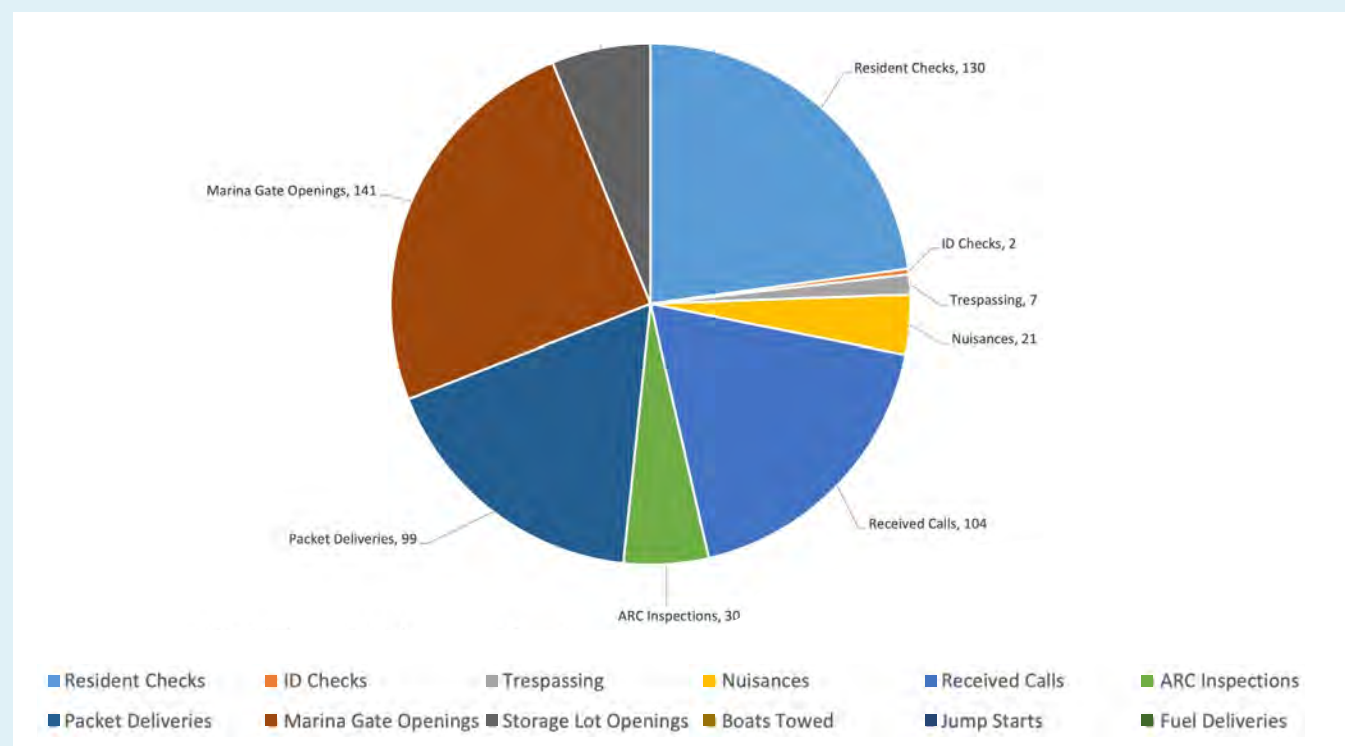
Lakewood Improvement Projects

- Fairway Homes play park replacement
- East Dam Stilling Basin Repairs
- West Dam abutment vegetation and tree removal

Projects and work done in December 2024.

NOVEMBER COMMUNITY SERVICE REPORT

Sean Bachtel, LPOA Director of Community Relations



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.**





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
AAMSTM
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
AAMSTM
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