

The official magazine of The Lakewood Community

# The Ripples

March 2025

## A LITTLE LUCK IN LAKEWOOD



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ASSOCIATION

2024 Year End Financials | **ENVISION Survey Update**  
**Lakewood Election Season** | Easter in Lakewood






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## ADMINISTRATIVE COMMITTEES

**ARB/ARC** // Tony DeMarco

**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

**Security** // Josh Nixon

# Association Staff

## ADMINISTRATIVE

**General Manager** Mark Reid // [Mark@lpoa.com](mailto:Mark@lpoa.com)

**Accounting Supervisor** Machel Seiler // [Mac@lpoa.com](mailto:Mac@lpoa.com)

**Staff Assistant** Sherry McNamara // [Sherry@lpoa.com](mailto:Sherry@lpoa.com)

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

**Membership Accounting** Cari Brown // [Cari@lpoa.com](mailto:Cari@lpoa.com)

**Receptionist** Sharri Goodman // [Reception@lpoa.com](mailto:Reception@lpoa.com)

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**Staff Supervisor** Tim Martineau // [tim@lpoa.com](mailto:tim@lpoa.com)

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

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**Art & Communication Director**

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## FOOD & BEVERAGE

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

**St. Andrews Pub** // 816-541-2453

## MAINTENANCE

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

# Board Members

## BOARD OF DIRECTORS

### Officers

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

*Liaison to Multi Family Parcels*

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

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

*Liaison to Executive & Insurance Committee*

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

**Treasurer** Jonathan Buschmann (*East Lake*)

*Liaison to Finance & ARB/ARC Committee*

**EMAIL** [jonathan.buschmann@lpoa.com](mailto:jonathan.buschmann@lpoa.com)

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

*Liaison to Appeals & Election Committee*

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

### Directors

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

*Liaison to Activities Committee*

**EMAIL** [drew.reynolds@lpoa.com](mailto:drew.reynolds@lpoa.com)

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

*Liaison to Clubhouse & Security Committee*

**EMAIL** [andrew.crocker@lpoa.com](mailto:andrew.crocker@lpoa.com)

**Debbie Stalnaker** (*At Large*)

*Liaison to Vision Steering Committee*

**EMAIL** [debbie.stalnaker@lpoa.com](mailto:debbie.stalnaker@lpoa.com)

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

*Liaison to Golf Committee*

**EMAIL** [randy.wisthoff@lpoa.com](mailto:randy.wisthoff@lpoa.com)

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

*Liaison to Facilities Development &*

*Lake Use Committee*

**EMAIL** [rob.regier@lpoa.com](mailto: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](http://www.LPOA.com)

# March

## From the General Manager, Mark Reid



In the February Board meeting, myself and others who were there received some disappointing news. Our current President, James Treu, announced that he would not be seeking election to another three year term as a Director on the LPOA and LHC Board. This is disappointing because James was one of the people you meet in life that are truly impressive and they always go above and beyond to get the mission accomplished. The LPOA was fortunate to have a Commander like President Treu during the past year. In spite of the annoyance of being sued personally, along with many others on the Board as well as myself, and named in two—now three—lawsuits filed by one individual, James kept us all focused on the important business at hand and he did so in a very professional manner. I have had the privilege of working with many inspirational people who served on the Board of Directors and in the position of President, and James is one of those remarkable people. I, and the rest of the Board, will appreciate and make the best of the remaining time with James at the helm.

In this edition of the Ripples we publish the year-end financial results for 2024. They are very good and it shows the Association is in wonderful shape. Our Food and Beverage amenity finished the year at the lowest cost ever achieved (\$45,050 which equates to \$1.56 per month per household out of dues). This is an exceptional result achieved by all of our members who appreciate and support the amenity as well as our excellent food and beverage staff. In 2011 when I first started this journey as an employee of the Association, our assets on our balance sheet were around \$6 million and falling. This was because the depreciation of the existing assets was greater than retained cash for reserves or any new investment in a capital asset. At the end of the fiscal year of 2024, our LPOA assets are just under \$20 Million and growing. That doesn't include the \$3 Million of assets for our Lakewood Oaks Country Club. Our reserves are being funded in an adequate fashion, we have very limited deferred maintenance and we are gaining on what's left, all while getting a reasonable return on our investments. This should give all of our Association members comfort and peace of mind.

In this month's Board Meeting, we will be asking the Board for permission to eliminate the balance of the LPOA's debt in the month of April. This will mean that both the Association and the Lakewood Oaks Golf Club will be free of bank debt. You don't have to look too far at some of the surrounding communities to see some that are struggling to get adequate funds to overcome deferred maintenance and obsolete assets. You can find communities that are burdened with a staggering amount of debt. This is a great time to live in Lakewood, and with the continued vision and guidance of people like James Treu and our current Board members and other Directors and Officers who preceded them, Lakewood will continue to be a successful community far into the future.

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# From the Boardroom

## James Treu, Board President

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An explanation on these articles: They have to be written weeks ahead of time in order to be sent for publication. So if we get something a little off as a result, that's why!

Well, we Chiefs fans are disappointed by how the Superbowl turned out for us, but I'm sure we'll be back in the running!

The Envision Lakewood strategic plan formulated with your input will, if everything goes to plan, be ready by the end of the month. We also think we might be able to make a decision on the next General Manager sometime soon. And it's the month to meet or learn more about the various candidates for the Board. Exciting times!

Staff or the Board often get asked something that is readily available on the website ([www.lpoa.com](http://www.lpoa.com)). Please reference it, as a lot of information has been posted on the site to help residents become better informed and for staff and Board to increase their own efficiency!

The importance of building up reserves a little at a time as you go has been well illustrated recently. An HOA not all that far from us has had to ask for a \$33 a month increase in dues because they hadn't been building up their reserves properly and now things must be repaired/replaced. A little as you go prevents getting socked with a whole lot more later.

You may have noticed that we approved a brand-new policy, Policy 29, that gives parameters to social media etiquette and social media conduct for staff and committee members. We have, in addition, strengthened the ability of staff to post, on our social media or site, corrections to wrong, misleading, and worse information found elsewhere. While we cannot control what some sites do in posting inflammatory and deceptive things, we can try to clarify things when and where appropriate.

I mentioned in January the lawsuits filed by one of Lakewood's frequent violators of rules & regulations and the increased legal costs to your Association as a result. This person has now filed yet another lawsuit. While

we feel all these cases are malicious and/or frivolous, this individual has filed them pro se, that is, without the expense of a lawyer. We, on the other hand, can have no such luxury. And while we have some confidence this individual will lose the cases or see them dismissed, Missouri's legal system typically does not make the loser in a case pay court costs or legal expenses of the other side. Since these legal expenses of the Association from this have and will far exceed anything budgeted, this has a high chance of derailing one of our exciting plans for next year. What plans you ask? We were planning on having next year's dues increase be a lot less than the maximum, maybe only at the rate of inflation. But now the cost of responding to this individual's lawsuits is putting that in jeopardy. We will have more information as these matters move along.

This is the time of year when people begin to think of boating and boat slips. Pontoon rental is available during boating months. Those of you who have a boat slip, but only boat occasionally, might consider this rental option instead. If you're in this situation, you could do your fellow residents a solid by letting the next person on the long boat slip waiting list have your slip. If you can't bring yourself to give up a slip entirely, but you have found in the last few years that you've been using your boat in your boat slip less than twice a month during the boating months, the Board and staff have made it easy for you to co-lease with someone else who already has a slip. You could then keep boat access (and slip access) while helping us deal with the steep—many years—waiting list. Help make your fellow residents happy who have been aching for a long time to move up on the boat slip list! Consider co-leasing today! If you do not have someone in mind to co-lease with, staff has begun to compile a list of those who wish to co-lease. It may even be possible for you to co-lease with one of the people next in line on the waiting list. We're trying our best to improve this boat slip situation and could use your help!

Spring is right around the corner. Enjoy the month!

## Lakewood Property Owners Association Board of Directors' Meeting

Actions taken February 13, 2025

### Approved

- Trailer Rental Agreement
- Amendment to LPOA By-laws Article V, Section 7
- Declare Vacant Boat Slips for 2025
- 2024 Unaudited Year End Financial Results
- Saint Andrews Pub Table Purchase
- Install Basketball Rim on Cove Pickle Ball Court
- Amendment to LPOA Policy 21
- Adoption of LPOA Policy 29
- Issue Deadline to Waters Edge Parcel Members to Replace Wood Roofs
- Garden Club No Fee Use of 3 Banquet Rooms

### Tabled

- Envision Lakewood 2025 Update
- Bertken Request to Install Stone Steps on Common Ground
- Deck Liquor and Snack Service Concept Review
- LHC Clubhouse Appraisal/Potential Purchase Review
- Fairway Homes Playpark Concepts and Bid Review

## LPOA/LHC BOARD MEETINGS

March 13 | April 10 | May 8

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



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# Lakewood Calendar of Events



- 5 Deadline to Submit Petitions for Candidacy
- 6 New Member Orientation
- 12 Meet the Candidates Night
- 13 LPOA & LHC Board Meeting
- 26 Candidates' Forum



- 9-15 Voting Period
- 10 LPOA & LHC Board Meeting
- 15 LPOA Annual Meeting
- 18 Good Friday (*office closed*)



- 9 LPOA & LHC Board Meeting
- 26 Memorial Day (*office closed*)

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

## Notice of Amendment to LPOA Governing Documents

In accordance with LPOA By-laws, notice is hereby given to LPOA membership of an amendment to LPOA By-laws. At the meeting on 02/13/25 the amendment was brought back for ratification. Please see [www.lpoa.com/about-us/governing-documents/](http://www.lpoa.com/about-us/governing-documents/) to view most current language.

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## 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

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

### Statements

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

## Lakewood Bass Fishing Club

The Lakewood Bass Fishing Club season is starting soon! To follow along the fishing tournament dates, check out their club page on Facebook—"Lakewood Lakes Bass Fishing Club".



# Welcome!

## New Lakewood Residents

**Garrett & Jessica Harley**

3603 NE Basswood Drive

**Jeffrey & Constance Vance**

4910 NE Pebble Beach

**Jacquelyn Waechter**

**& Chad Bassman**

608 NE La Costa

**Rhonda Lawson**

3919 NE Sequioa

**Bruce & Daydee Jobse**

5436 NE Northgate Circle

**Steven & Donita Dust**

537 NE Sienna Place

**John & Concessa Stecker**

5464 NE Northgate Crossing

**Brady & Hollie Wood**

3518 NE Kingwood Place

**John & Suzanne Skinner**

4208 NE Tremont Circle

**Julia Harris**

707 NE Burning Tree



## 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.

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



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The Vision Steering Committee would like to thank everyone who participated in the series of LPOA surveys. The data from the surveys, along with the community's mission, vision and values will be incorporated into the creation of a Strategic Plan for the community. This plan will be presented to the Board at the upcoming March 13 Board Meeting. All survey results and related documents will be added to the LPOA website at that time.

# LAKEWOOD SWIM TEAMS

## IMPORTANT DATES & INFORMATION\*

\*MUST BE  
7 YEARS OLD BY 8/1/25

### ◆ Registration

Returning Families **Saturday 4/26**

New Families **Sunday & Monday 4/27-4/28**

Victory Lap Families **Thursday 5/1**

- ◆ Live on West Lake (LS-R7 boundaries), follow **Lakewood Cruisers**  
[www.lakewoodcruisers.swimtopia.com](http://www.lakewoodcruisers.swimtopia.com)

- ◆ Live on East Lake (BSSD boundaries), follow **Lakewood Lasers**  
[www.lakewoodlasers.swimtopia.com](http://www.lakewoodlasers.swimtopia.com)



### QUESTIONS? CONTACT:

Karly Qualls - [lakewoodcruisers@gmail.com](mailto:lakewoodcruisers@gmail.com)

Jessica Stout - [swimlakewoodlasers@gmail.com](mailto:swimlakewoodlasers@gmail.com)

## ATTENTION RESIDENTS!

2025 Boat Rack Lease Agreements were mailed out on February 3, 2025. Agreements must be filled out & returned by **March 31, 2025** —any received after March 31 will accrue a \$25 late fee.

Any questions may be directed to **Sherry McNamara** at [sherry@lpoa.com](mailto:sherry@lpoa.com)



## BOAT RACK LEASE AGREEMENTS



# Year End Financials

## Lakewood Property Owners Association: 12-31-24

Balance Sheet	12/31/23	2024	YTD	Comments
	Dec	Dec	Cash Chg.	
	Audited			
Total Cash/Short term securities	\$ 5,397,981	\$ 6,091,246	\$ 693,264	Cash Strong, LPOA cash total is 4,617K.
Total Inventory	30,791	30,576	215	
Total Accts Receivables Net of Allow	349,328	325,115	24,212	Capital YTD \$701K, on Swim Docks & Maint Equip.
Total Land, Building & Equip Net of Dep	11,448,291	11,458,405	(10,114)	
Total Prepaid Expenses	484,942	629,245	(144,303)	
Total LHC Notes Receivable	963,116	963,116	-	
Total Assets	18,674,449	19,497,702		
Payables	507,142	614,195	107,053	Large payment made. Will payoff by May 2025.
Other Liabilities	256,579	191,586	(64,993)	
Central Bank Loan	1,742,187	883,144	(859,043)	
Line of Credit w/ Central Bank	-	-	-	
Total Members' Equity	16,168,542	17,808,777	1,640,236	
Total Liabilities & Equity	18,674,449	19,497,702		
	-	-		

Notes

1 Net Revenue favorable to Budget primarily due to good expense control, added investment income, and substantial improvements in Food and Beverage.

Statement of Revenue and Expenses	2024	2024	
	Q - 4	Q - 4	B/(W)
	Actual	Budget	Budget
Total Revenue	\$ 8,636,114	\$ 6,824,672	\$ 1,811,442
Total Expenses	6,995,878	5,860,985	(1,134,893)
Revenue Over (Under) Expenses	1,640,236	963,687	676,549
Parcel Net Revenue	249,864	-	(249,864)
Rev. Over (Under) Exp. Excl'dg Parcels	1,390,372	963,687	426,685

### Notes

1 Net Revenue favorable to Budget primarily due to good expense control, added investment income, and substantial improvements in Food and Beverage.

## Lakewood Holding Company: 12-31-24

Statement of Financial Position	12/31/23	2024	Change	Comments
	Audited	Dec		
Total Cash	\$ 541,222	\$ 86,363	\$ (454,860)	Paid down Note in November
Total Accounts Receivables Net of Allow.	249,175	225,381	23,793	Normal for year end
Total Inventory	190,305	193,763	(3,458)	Normal for year end
Prepaid Exp & Right of Use Assets	747,929	679,446	68,482	Capital spending \$168K
Total Capital Assets Net of Deprec.	1,713,234	1,754,843	(41,609)	
Other	-	-	-	
Total Assets	3,441,865	2,939,796		
Current Liabilities	1,010,870	981,516	(29,353)	Normal seasonal increase.
Financial Institution Long -Term Debt	911,133	-	(911,133)	Note Paid off in November
Promissory Note to LPOA	963,116	963,116	-	
Lease Obligations First Citizens	70,268	54,630	(15,638)	
Line of Credit	-	-	-	
Deferred Inc. Vehicle	-	-	-	
Lease - JD Credit	-	-	-	
Net Assets Unrestricted	486,479	940,535	454,056	
Total Liabilities & Net Assets	3,441,865	2,939,796		

Statement of Revenue & Expenses	YTD Q-4	YTD Q-4	B/(W)	YTD Q-4	B/(W)	Notes
	Actual	Budget	Budget	2023	2023	
Total Revenue	\$ 2,802,746	\$ 2,549,362	\$ 253,384	\$ 2,659,015	\$ 143,731	2
Cost of Goods Sold	235,893	162,350	(73,543)	216,954	(18,939)	
Gross Profit	2,566,853	2,387,012	179,841	2,442,061	124,792	
Operating Expenses	1,947,421	2,052,430	105,009	1,808,681	(138,740)	3
Gain on Sale of assets	(10,000)	-	10,000	1,557	11,557	
Interest/Other	48,043	49,798	1,755	55,348	7,305	
Operating Income	581,389	284,784	296,605	576,475	4,914	
Depreciation	127,334	129,247	1,913	123,013	(4,321)	
Net Income	454,055	155,537	298,518	453,462	593	4

### Notes

1 The LPOA Association is in a controlled group with LHC for purposes of the IRS code and is the only equity member of LHC. The two organizations share a Board of Directors.

2 Golf membership activity strong in Q-4. Total membership is 352

3 Operating Expenses favorable to Budget, but over 2023 due to primarily added Lease expense in 2024 as well as economic changes.

4 Net Income is better than Budget due to added golf activity, membership dues and strong expense control.

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# LAKEWOOD ARTISTS SERIES

## MARCH & APRIL ART EXHIBIT

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By Patti Browder

---

As of this writing, it's still bitter cold, dreary and snowing outside. The only ones I see enjoying this weather are the Canada Geese. Fortunately, this month we can look forward to a new exhibit in the Argyle Gallery that showcases the talent of four artists of diverse mediums. This exhibit invites visitors to step out of the cold and into a world where creativity blooms. It is a joyful reminder that spring is on the horizon and warmer days are ahead.

---

### NICK ERKER

Nick Erker received a degree in Visual Arts Education from The University of Kansas and a Masters Degree in Art History from The University of Missouri, Kansas City. Nick was born and raised in a small Kansas town and one of the greatest skills he learned from his family was the art of storytelling. His family were experts in the oral tradition and his art reflects images from that oral tradition translated into visual memories. He invites his viewers to recall their own past by means of relating to the bright, dreamlike images in his work. Nick has spent his career as a teacher, educating art students in the nuances of art and design and new techniques. His artwork is currently represented by The Leopold Gallery in Kansas City, and the Houska Gallery in St. Louis. "Memories and the fragility of our memories are at the core of my artwork."



### CAROLE GRAY

Carole Gray has taken a break from her painting for a while and focused her creative energy on metalsmithing and jewelry design. She took a metalsmithing class through the junior college and will be continuing the class this summer. In the meantime, she vows to "get some paintings out of my head and onto canvas." Carole isn't expanding into another medium right now, but intends to keep developing and perfecting her jewelry-making techniques.



## TWILA ENDICOTT

Twila Endicott is displaying her art for the second time in the Argyle. Last year, she planned to attend a watercolor workshop in France. Sadly, a week before her trip, while wearing “an artistic pair of girly shoes,” she tripped and broke her leg. Twila had to cancel her trip to France, and explored watercolor instead through online workshops. She creates original watercolor greeting cards and collage cards and enjoys selling them at art shows. Twila continues to paint in oils but her primary medium is soft pastels. She likes how pastels allow so much sensory input from her fingers and can produce such a variety of textures. Her exhibit this year will include more variety of subject matter as she focused on more interesting subjects with a bit of humor. For Twila, the new year will include more workshops, plein air adventures, and advancing her art.



## CARIANN DUREKA

Cariann Dureka, Lakewood (LPOA) Art and Communications Director, will debut her painting in the Gallery in this artist series. Cariann has been enamored with illustration for as long as she could hold a pencil—from assisting in designing background panels for a middle school theater production, painting birthday and holiday cards for loved ones, to finding any creative way to incorporate drawing into projects throughout her education. Versed in a number of mediums, watercolor remains her favorite. She enjoys the balance it requires to control where the water and pigment goes and the unexpected ways they can mix, dry, and leave distinct markings. Post-undergraduate, where she has had more time to delve into what visually compels her and what she wants to express through her work, she has veered toward symbolism and surrealism as a way to “write stories for the viewer to unravel on their own.”





## Mark Your Calendar for Lakewood Election Events!

### Here's what you need to know!

The LPOA Election Committee encourages your participation in upcoming events to learn more about this year's candidates for Lakewood's Board of Directors. 2025 will mark a year of change in Lakewood. The directors we elect will shape Lakewood for years to come, so it's important that we all engage, become informed, and vote!

#### **Meet the Candidates — Wednesday, March 12, 6:30–8:00 pm, Lakewood Oaks Clubhouse**

A casual social event to meet and mingle with the candidates, get to know them as neighbors, and ask questions important to you. Feel free to drop in as your schedule permits. You'll also be able to submit questions for the Candidates' Forum.

#### **Forum Question Submission — to [lpoelectioncommittee@gmail.com](mailto:lpoelectioncommittee@gmail.com) by Friday, March 21**

The Election Committee is actively soliciting questions from residents for the Candidates' Forum. Your questions will shape the discussion at the event. What do you want to know from the candidates? The Election Committee will organize the questions you submit, and a moderator will present them to the candidates for a timed response. No questions will be taken from the floor that evening—you *must submit your questions in advance* via email to [lpoelectioncommittee@gmail.com](mailto:lpoelectioncommittee@gmail.com) by **March 21**. *All submissions are treated confidentially!*

#### **Candidates' Forum — Wednesday, March 26, 7:00–9:30 pm, Lakewood Oaks Clubhouse**

An opportunity to hear from each candidate on issues important to the community before you vote. Candidates will answer resident-submitted questions presented by a moderator. You'll learn each candidates' priorities, their approach to problem-solving, and their ideas concerning important issues and opportunities facing Lakewood. You'll also have time after the discussion to chat with individual candidates. This event is a great way to learn how these potential board members would address matters of concern to you.

Note that the Forum will be video-recorded (not live-streamed) and available for viewing following the event in case you can't attend.

#### **Voting Period — Wednesday, April 9 at 8:00 am–Tuesday, April 15 at 5:00 pm**

Don't forget to cast your ballot! All property owners in good standing can vote for the candidate to represent his/her membership class (*East Lake, West Lake, or Multi Family*) on the Board. More information will be forthcoming prior to the start of voting.

Please see the **Events Calendar** at <https://lpoa.com/events/> and/or the **Lakewood 2025 Elections** page at <https://lpoa.com/2025-elections/> for event reminders, updates, candidate bios and photos, and other relevant information. Information is also available on the LPOA Facebook page and in the weekly Eblast.

# Committee Members Wanted

There are two Lakewood committees actively seeking residents:

**Lakewood's Security Committee** is currently recruiting members to join its talented group of volunteers. The Security Committee works closely with LPOA staff and the Lee's Summit Police Department and focuses on education and prevention of crime in Lakewood. Lakewood has the lowest crime rate in the city. If you'd like to help us stay on top, we'd love to hear from you.

The second committee opening is for **Lakewood Activities Committee**. 2024 is in the books, the holiday season is behind us, and your Lakewood Activities Committee is looking forward to planning fun and memorable events for 2025. Our 2024 events were well attended and we received positive feedback from the community. With the help of our valued sponsors and volunteers, we came in under budget while providing top notch events and entertainment. We want to thank everyone for attending this past year, and look forward to seeing everyone at this year's events.

The Lakewood Activities Committee will be experiencing a leadership change, as some members who have served multiple terms will be moving on from the group. This creates the need for new volunteers to step in and fill these vacancies. In Lakewood, a self-governed community, the work of the volunteer is priceless, and this committee is no exception. These volunteers make possible the annual events that everyone has come to love. These include the BBQ competition, July 4th Pool Party, Front Nine and Wine Golf Tournament, Concerts, Holiday Events, and others.

At this time, we ask for help in filling these committee vacancies. If Lakewood is to continue to enjoy these popular events, we need our neighbors to help with the planning and implementation. As for our volunteers that are leaving us this year, we owe you all a debt of gratitude for your time and selflessness. Thank you all for your years of service. Lakewood is a better place because of you.

For either/both committees, you can find the **Committee Interest Form** at [www.lpoa.com/online-forms/](http://www.lpoa.com/online-forms/).

Please contact the LPOA Staff Liaison, Sean Bachtel, at [sean@lpoa.com](mailto:sean@lpoa.com) or 816-373-4343 for more information or if you have any questions!



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# Lakewood Clubs

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## Bass Fishing Club

Lakewood Lakes Bass Fishing Club: Join our Facebook group or contact Steve Allen at 816-808-0303 or [steve@acmehitch.com](mailto: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](mailto:jecase@comcast.net).

## Garden Club

**Thursday, March 27, 2025**

Refreshments: 5:30–6:30 PM

Program: 6:30

Lakewood Oaks Country Club, Banquet Rooms

**Dazzle & Delight**—The Joy of Attracting Hummingbirds  
Experience an all-you-need-to-know educational seminar on the wonderful world of hummingbirds!

Drew and Megan Diekmann, owners of Lee's Summit's Return to Nature, opened their backyard birding store to spread their joy of birds and the outdoors with the public. They have a wealth of birding knowledge that they are eager to share with their customers. Drew and Megan were recently featured in the April 2024 issue of Kansas City Gardener Magazine.

Topics to be discussed are the timing of the birds' migration paths, nesting habits, types of food and feeders to use or avoid, which plants will help attract birds to the backyard, and how best to keep pesky insects out of your feeders.

<https://www.returntonatureLS.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](mailto: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](mailto: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](mailto:wgriffen@sbcglobal.net) for more information.

## Tennis Club

The Lakewood Tennis Club is in the off-season interim. 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](mailto: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



# EASTER PANCAKE BREAKFAST



## AND BUNNY TRAIL

**Saturday, April 19<sup>th</sup> | 9–11 AM**  
at the Cove Pavilion 4105 NW Lake Dr

Vendor Fair, Visit from the Easter Bunny, and  
10 volunteer spots with fun games to play.

PANCAKE BREAKFAST  
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LAKEWOOD RESIDENTS & GUESTS

CHECK LAKEWOOD ACTIVITIES FACEBOOK  
& LPOA E-BLASTS FOR UPDATES





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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

## DENTISTRY

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

## 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

Jeremy Marks | Community Lending of America  
913.484.0179 | jmarks@clakc.com  
https://communitylendingofamerica.com/

## 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  
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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.)  
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)  
Karis & Leigh Ann Paull (3513 NE Kingwood Place)

## Liens

Matthew & Lyndee Harper (432 NE Brockton Drive)

# MARCH MAINTENANCE UPDATE

John Thomas, Maintenance Manager



Fabulous March! Welcome back, Spring. We made it, here's what's 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
- 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
- Deicing salt application
- City of LS private snow route plowing service
- Snow plow yard turf patching
- Final remaining old pleasure dock removal
- Installation of new pleasure dock bulkheads

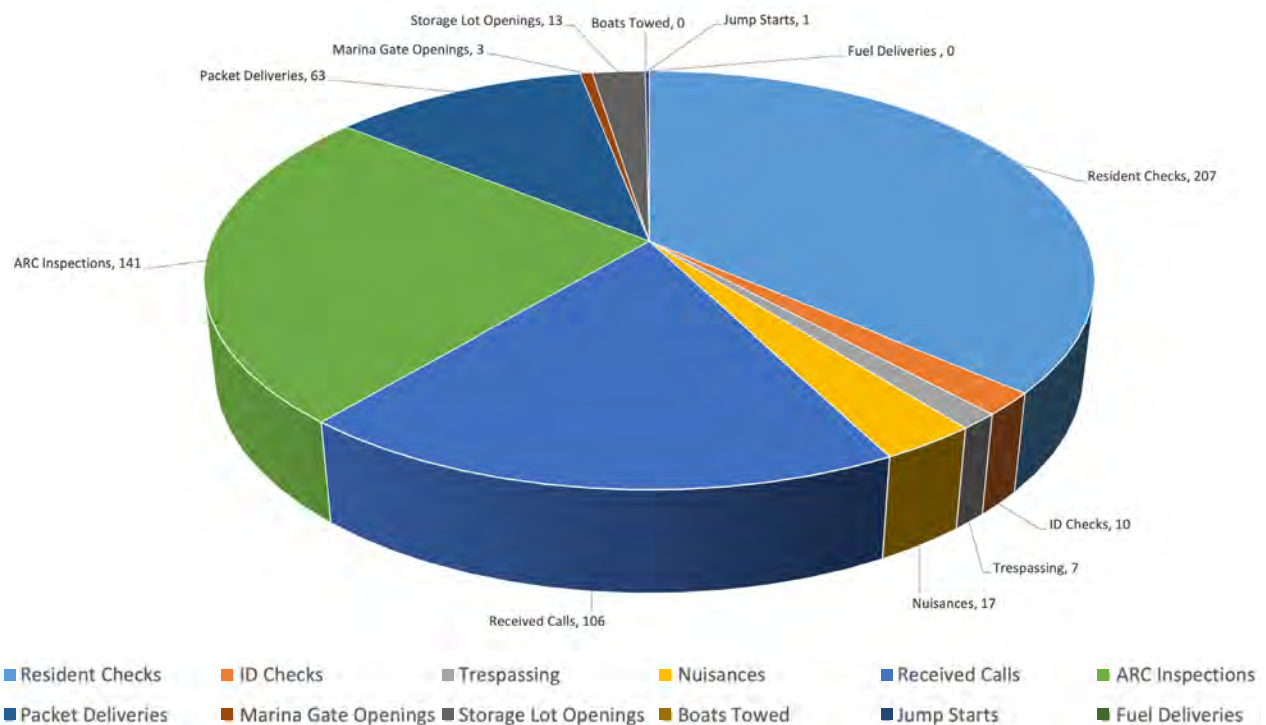
## Lakewood Improvement Projects

- Fairway Homes play park replacement
- East Dam Stilling Basin Repairs
- Completion of the West Dam vegetation removal

*Projects and work done in February 2025.*

# JANUARY COMMUNITY SERVICE REPORT

Sean Bachtel, LPOA Director of Community Relations





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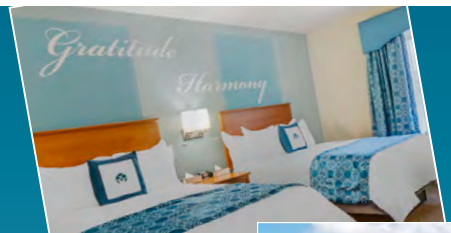
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[drew.hammer@edwardjones.com](mailto:drew.hammer@edwardjones.com)



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