

# Lakewood

## Presidents Report

### Board of Directors – We Need You

Lakewood's Annual Meeting is fast approaching. Our major thrust is there are five openings on the Board of Directors.

I have been on the Board for 8 years and look back on some of the accomplishments during my tenure. Completion of the siding project.

1. Hiring Kelly Winter, a certified property manager. Kelly's background and experience has resulted in Lakewood becoming one of the finest communities in Oakland County.
2. New signs at the entrance from 9 Mile Road, Haggerty and the intersection at Cranbrooke and Village Wood
3. Pool re-marcing and mechanicals brought up to Oakland County code requirements.

When I decided to run for the Board, my wife (Buffy) said "Are you nuts?" I told her that after all the years we have lived in Lake-

wood, I decided it was time to pay it forward and submit an application. My first year was just listening to members and then my second year I took the position of Secretary because no one else wanted the job. For the past several years I have had the privilege of being President.

**JOIN US.** Please consider taking a leap of faith and run for the Board. I have worked with some remarkable, dedicated people whose number one goal has been to represent all 458 owners to the best of their ability.

Curt Lind, President  
Lakewood Park Homes



## Annual Meeting

This year's meeting will be held virtually on April 14, 2022 at 7:00pm. No computer? No problem! As long as you have a phone, you will be able to join us!

Voting packets have been sent, and we need co-owners to run for the Board. We have five open seats that are either two

or three years depending on the number of votes received for each person. Being on the Board is a way to become involved with the decision making for Lakewood. You will be joined by eight other co-owners who share the same interest. It does require attendance to one monthly meeting, as well as involvement in one of the

many committees Lakewood offers.

While these positions are volunteer, there comes great reward from making decisions that improve Lakewood! We hope you will join us!

### Board of Directors

*Curt Lind*      *President*

*Chet Roaden*    *VP*

*Scott Olson*     *Treasurer*

*Scott Winder*    *Secretary*

*Juanita Noble*   *Director*

*Dan Lemay*      *Director*

### Support Staff

- Kelly Winter-  
Manager
- Tom Cousino-  
Maintenance
- Anna Koncz-  
Bookkeeper



## Electric Vehicle Charging Stations



Your Board of Directors is always forward thinking, and trying to anticipate the future needs of Lakewood.

One of those considerations is the use of electric vehicle charging stations. A survey was sent trying to gage the interest of you as co-owners, and what your future needs might be.

The survey did not make it clear that Lakewood was researching this in hopes of partnering with a company to provide this service, and receive compensation in return. Based on initial cost analysis, and responses received, the Board has tabled this for now.

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|--|---|
| <p>1. Does anyone in your household currently own an electric vehicle?</p> <p>.67%- yes<br/>99.33%- no</p> <p>2. If we offer charging stations, how likely is it that you would charge your vehicle at Lakewood?</p> <p>49.31%-somewhat<br/>50.69%- not likely</p> | <p>3. How likely are you to purchase an electric vehicle in the next 2 years?</p> <p>34.21%- likely<br/>65.79%- unlikely</p> <p>4. If we provide charging stations, will this increase your likelihood to purchase an electric vehicle?</p> <p>43.71%- yes<br/>56.29%- no</p> |
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## Road Update

The Board of Directors have reviewed bids from three companies for the road reconstruction in the 400-700 courts (cul-de-sacs), and have chosen Armstrong as the contractor. Armstrong is familiar with Lakewood, as they have done our flatwork for many years, and provided the most comprehensive bid. The estimated cost of this project is ~\$500,000.

As with all road reconstruction

within Lakewood, this project will be overseen by G2 Consulting Group. They will observe construction activities and advise the contractor as to their performance with project specifications.

Along with the roads, there will also be more flatwork done this year with concentration being given to the driveways in the courts. It seemed the most logical thing to do since they would

be in the courts replacing the roads. It will be a pain for a little bit, but worth it in the end.

A start date has not been solidified, as there are many logistics to work out (parking, mail delivery, trash removal, road closures, permits, driveway replacement, etc.). As soon as we have more information, we will be sure to notify you.

This project is part of a six million dollar road renovation that will span over the next five years. We know that all of the roads need to be replaced, but we can't afford to do them all at once. We will be making temporary repairs as we are able.

## Committees

Did you know that Lakewood have several opportunities for you to get involved even if a seat on the Board is not for you?

**Gardening**– Lakewood offers plots of raised garden beds (4' x 4') for you to plant your veggies. These plots are located by the pool, and water access is provided.

**Lakewood Boosters**– This group has sections of Lakewood they are each responsible for monitoring once per month from May-September. It's a great

way to keep eyes on the buildings on a regular basis, and catch problems immediately.

**Building and Grounds**– Needs volunteers! It's somewhat similar to the Boosters, but the emphasis is more focused on the future of Lakewood, and prioritizing improvements.

**Social Committee**– How fun! Plan and execute summer events for the co-owners of Lakewood. If you own a small business such as Tupperware, Party

Lite, etc., this is a great way to sponsor an event and display what you have! Most of the events take place on the pool deck or in the park.

Call the office or e-mail [kelly@lakewood.com](mailto:kelly@lakewood.com) if you are interested!



## Rules and Reminders

Often times we get requests from owners for things they would like mentioned in the newsletter. Here are the current requests from your neighbors:

1. Please remember this is multi-family living. The walls are thin, so please be mindful of the noise level in your condo.
2. Snow covers your doggy mess now, but leaves a big mess once it melts. Please clean up after your pets.
3. Per the Bylaws, residents with garages are to use their garage as their primary parking space. Please do

not use visitor parking as one of your personal spaces. This is not fair to those who have guests with nowhere to park.

### Reminders from the office:

1. Association fees are due on the 1st. There is a 10-day grace period which means if your payment is received on the 11th, you are late and will incur a \$35 late fee.
2. Tom is onsite maintenance for the Association, not individual needs. You own your home, and the maintenance

thereof is your responsibility. It's not fair to your neighbors to be paying for his services, but not benefiting personally. It also makes him very uncomfortable to have to say no, so please avoid asking. If you need help, we are happy to provide a list of qualified contractors for your needs.

3. Please bring your trash cans in the day of pick up. Trash cans that are left the following day will be picked up and held at the office.

4. PLEASE look out for your neighbors. It's a good idea to give an emergency contact to them just in case they do not see or hear from you for a few days.

## City of Novi Community Services

Residents in needs of mobility aids such as canes, walkers, wheelchairs, bathing aids, and commodes should take advantage of the free Durable Medical Equipment Loan Closet. The City also accepts equipment donations based on need. For more information, please call 248-347-0414.

Need a ride to the store or a doctor appointment? The City offers specialized transportation for residents 55+, or those under 55 with a limiting disability. For more information, or to schedule a ride, please call 248-735-5617.



Are you both a Senior and an avid reader? The Novi Library has an outstanding Senior Book Club created just for you. The club offers a great way to meet like friends and learn from each other's thoughts and ideas.

The group meets every other month with the next meeting on March 16, 1:30-2:30 pm at the Meadowbrook Activity Center. The March meeting book discussion is "The Boys in the Boat" by

Daniel James Brown.

There is no charge or fee and pre-registering is not required. The discussion will be led by Katie Iverson, Librarian – Novi Public Library. See you there!

## Calling All Gardeners!

The Lakewood Condo Association provides residents with access to a garden plot to grow vegetables, as condo rules do not allow residents to grow vegetables near their condo. These 4' X 4' plots are in a sunny location just west of the Association clubhouse/pool and include access to water. The cost? FREE! If you'd like a garden plot this spring all you need to do is complete the application

to the Lakewood Garden Club and return your completed application to the Association Office. What might you grow in a 4' X 4' garden plot? Garden Club members have grown kale, spinach, lettuces, (lots of!) tomatoes, all kinds of peppers, green beans, corn, melons, and strawberries. With just a little elbow grease you, too, can raise up a scrumptious harvest come this summer/fall. Also growing vegetables in

an Association provided garden plot prevents your condo property from being damaged by hungry critters looking to filch your fall harvest!

It may be cold and snowy today but now is the time to join the Lakewood Garden Club. If you wish to participate in the Lakewood Garden Club this spring, please complete the Garden Club application by April 30<sup>th</sup> and drop it off at the Condo Association

Office. If you have any questions about the Garden Club please contact Robin Wagner at [rlwagner@ameritech.net](mailto:rlwagner@ameritech.net). Thank you for keeping Lakewood a great place to live!



# Lakewood

## Board Meetings

The Board's decisions can have a significant impact on the community's appearance and on property values. In support of our professional manager, the board ultimately is responsible for overseeing association operations.

Be sure to communicate with the board regularly, observe board meetings, and attend annual meetings to elect responsible board members and to participate in the conversations about significant community issues.

Although we are holding our Annual meeting virtually again this year, the Board meets in person once per month. All co-owners are encouraged to attend the open sessions of the meetings.

Meetings are held the third Wednesday of every month at 6:00pm at the office.

## Sump Pump/Crawl Space Inspections

In years past, we have inspected the crawl spaces. This proved to not be efficient, as problems never occur during an inspection. Rather than trying to navigate every crawl space, and the challenges that come along with it, the Board is asking that if you suspect there is a problem, please call the office. Not much can happen down there, and if there is something going on, you will definitely know.

Sump pump inspection letters have gone out. If you have a sump pump, please call the office to schedule an appointment.



The market is still HOT HOT HOT, and Lakewood is highly sought after. Our Association may be 40+ years old, but it attracts interested buyers every week! Check out the latest closings!



Unit Type    Style    Address/Bld.    Beds    Baths    Bsmnt.    Garage    Selling Price

H	Ranch	22775 RF	3	1	Y	N	\$ 169,900.00
H	Ranch	22913 Wlsy	3	1	Y	N	\$ 179,800.00
B-1	Town-house	22543 CB	3	1.5	Y	Y	\$ 210,000.00

