



# Lakeaire Owners Association News

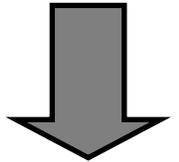
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JANUARY 2021 ISSUE

As we all know 2020 has been a very challenging year. Your Board hopes all is well with you and your family. We have not been able to have regular HOA Board meetings due to Corona Virus Restrictions. Even with the restriction there are day to day operations that must take place to keep our neighborhood/subdivision a great place to live. We look forward to serving you in the coming year but we need all members of Lakeaire to do your part by respecting your neighbors, keeping your homes/lots clear of debris, and paying your dues so we are able to maintain the roads, parks, boat ramp and common areas.

At this time we have not scheduled our spring picnic/pool opening and annual meeting, nor have we decided if we will be able to have dumpster days and the dates. We will also discuss future park clean up dates. Please refer to the Lakeaire website for updates.

WEBSITE :



[www.lakeaire1.com](http://www.lakeaire1.com)

## A NOTE FROM YOUR RESTRICTIONS CHAIRPERSON

I want to take a moment to thank the community for this past year. The community has been working extremely hard in the progression of cleaning and maintaining properties. I would encourage everyone to continue with the enhancement of our properties so that we can all enjoy a clean well maintained neighborhood.

## A NOTE FROM OUR ROADS & SAFETY CHAIRPERSON

Maintaining the roads in the subdivision continues to be a major expense. We evaluate each section of the subdivision every year and our goal is to seal coat/repair a portion of the subdivision every other year and do routine maintenance on the off years.

What most resident may not realize all the roads in the subdivision are private roads, the only exception is the initial portion of Lakeaire Blvd entering the subdivision and Harbor Ave to the east and Bay Ave which are county roads.

Besides maintaining the roads we also must keep the trees cut back from the right a ways and from overhanging the roads. We also need to keep the signage updated in the subdivision.

If you come to an intersection without a stop of yield sign regular traffic laws apply, yield to the vehicle that arrived first or if at the same time yield to the vehicle to the right.to the right.

## Board of Directors

The Board of Directors for LOA work hard to maintain our community, We continue to look for ideas and assistance to achieve these goals. In order to continue to provide facilities and maintain the roads in our neighborhood we are in need of volunteers to serve on the board. The positions available will not require a lot of your time so if you can donate a little time each month to help the board develop and succeed in its goals, it would be appreciated. Please us email us or call you are interested in serving your community.

John Bockhold, President

## Monthly Meetings

It is our intent to hold a Board meeting monthly on the 2nd Monday of each month at 7 PM at the club house in the park, the tentative dates for our meetings are 1/11/21, 2/8/21, 3/8/21, 4/12/21, 5/10/21, 6/14/21, 7/12/21, 8/9/21, 9/13/21, 10/18/21 (10/8/21 is a Federal holiday so we will delay the meeting a week), 11/8/21 and 12/13/21. You are invited to attend any of the meetings and if you have a topic you wish to bring up at a meeting please contact a Board member to add the item to the agenda.

Final notice will be placed on the notice Board on the club house in the park 72 hours before the scheduled meeting. Each meeting will cover the general operation of the subdivision which may include the following items:

- (1) fines;
- (2) damage assessments;
- (3) initiation of foreclosure actions;
- (4) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
- (5) increases in assessments;
- (6) levying of special assessments;
- (7) appeals from a denial of architectural control approval;
- (8) a suspension of a right of a particular owner before the owner has an opportunity to attend a board meeting to present the owner's position, including any defense, on the issue;
- (9) lending or borrowing money;
- (10) the adoption or amendment of a dedicatory instrument;
- (11) the approval of an annual budget or the approval of an amendment of an annual budget that increases the budget by more than 10 percent;
- (12) the sale or purchase of real property;
- (13) the filling of a vacancy on the board;
- (14) the construction of capital improvements other than the repair, replacement, or enhancement of existing capital improvements; or
- (15) the election of an officer.

## Parks and Pool Card

We regret that the pool had to remain closed last year but the Corona Virus necessitated it remain closed due to health reasons and mandates set by the state. It is our goal to have the pool open for the summer of 2021.

To be able to use the pool you must be a qualified Class A or Class B member with a pool access card and be current on your HOA dues. The card is used to activate the automatic gate lock. Rules are posted at the pool. We ask that everyone take time to read these rules and abide by them. There is No Life-Guard so swim at your own risk. We can only issue one card per lot, but you can also purchase a FOB or wrist band for a small price.

If you lose your card, we will have to charge you \$25 to replace it. Either email or call the HOA and leave a message with your name, address and phone # for a replacement card or to purchase a FOB/wrist band. Renters may purchase pool cards if owners are current on their HOA dues.

## A NOTE FROM OUR TREASURER

Thank you to all of you who have lived here for years and to all new residents, a hearty WELCOME!

For our subdivision to thrive it is important to have cooperation by all owners, this means you must pay your annual assessment dues. The annual assessments are as follows: a \$21.00 annual membership fee ( only charged once no matter how many lots you own and a \$73.00 annual special assessment (charged per lot owned) for a total of \$84.00 annual assessment. For single lot owners that is only \$7.00 per month.

Lakeaire has 519 lots but only 385 property owners in the subdivision as many owners have multiple lots. Your due are due January 1st each year but late fees are not assessed until March 31st of each year. At that time any unpaid balance will charged a 10% late fee. We really need everyone to step up and pay their dues to allow us to continue to improve our subdivision.

If you are facing financial hardship please contact the HOA and see if a payment schedule can be worked out. We understand there are times when you may need a little more time and are willing to work with you. If you feel you are current in your assessment and you feel the current charges are in error please contact the HOA and we will review your account.

If you do not contact the HOA by the due date the following actions can be taken by the HOA.

- First order of business is a lien will be placed against your property for unpaid assessments with Bell County. This lien could impact your ability to sell your property or get a loan involving your property. The only way to remove the lien is to pay off any back HOA assessments and any incurred penalties and or late fees.
- Secondly the HOA has the option to turn your debt over to a Collection Agency. The Collection Agency will then be in charge of collecting your debt until paid and any fees incurred by the agency will be at your expense. Also Collection Agencies have authority to report unpaid debt to the credit bureaus thus your credit may be affected.
- A third option is to take you to court for unpaid assessments and sue to collect owed assessments.
- A forth option is after a lien has been placed on your property the HOA can follow legal procedures to foreclose on your property which is permitted under Texas law. Bottom line this means the HOA could take possession of your property and sell it.

The HOA assessments you pay are for road maintenance, right of way clearing and the maintaining of the park and boat ramp. Except for part of Lakeaire Blvd and Harbor and Bay Ave all roads in the subdivision are private roads and maintained by the assessments collected by the HOA. By not paying your assessment you hurt all members of Lakeaire Subdivision and if the roads, park and boat ramp fall to disrepair your home values will be affected as they all impact the functionality of our subdivision.

The HOA is willing to work with you to get your assessment caught up but you must contact us by the due date or the HOA will be forced to take legal action. Please contact the HOA if you have any questions.

## Boat Ramp

We are privileged/fortunate to have a boat ramp in our subdivision. Per agreement with Bell County and the Corps of Engineer it is Lakeaire's HOA responsibility to maintain the boat ramp and surrounding area. Your help would be greatly appreciated by picking up your trash, expediting your time on the ramp and no fish cleaning on or near the ramp. Any violations will be reported to the local Game Warden.

## Restrictions

Maybe you never had a chance to read the Restrictions for Lakeaire, but you might be happy to know that when this document was written in 1973, the pioneers of Lakeaire were concerned with our quality of life . There are 17 restrictions in all. Briefly, here they are:

“1. There shall be established an Architectural control Committee ...to protect the owners of lots in this subdivision against such improper use of lots as will depreciate the value of the property; to preserve, so far as practicable, the natural beauty of said property; to guard against erection thereon of poorly designed or proportioned structures built of im-proper or unsuitable materials, ...and in general to provide adequately for a high type quality of improvements in said property, and thereby enhance the value of investments made by purchasers of lots therein.”

2. Refers to restrictions on single family residential restrictions
3. Refers to restrictions on any structure moved onto any lot
4. Refers to restrictions on height of structures on lots
5. Refers to restrictions on when/how to present plans for changes/improvements
6. Refers to restrictions on fencing
7. Refers to restrictions on easements for structures
8. “NO ANIMALS OR BIRDS, OTHER THAN HOUSEHOLD PETS,” SHALL BE KEPT ON ANY LOT.
9. Refers to restrictions on camping trailers and water service.
10. Refers to restrictions on easements for utilities
11. Refers to restrictions on sanitation
12. Refers to restrictions on assessments
13. Refers to restrictions on trash and other debris on lots
14. Refers to restrictions on subdivision of lots
15. Refers to violations of restrictions
16. Refers to affects of invalidation.
17. Refers to restrictions on the 642 line.

If you would like a copy of the Restrictions and/or Bylaws, please refer to the Lakeaire website ([Lakeaire1.com](http://Lakeaire1.com)) . Remember you are required to keep your pets on a leash or contained on your property. There are several walkers in the neighborhood that should be able to walk freely without being threatened/harassed by loose pets. There are restrictions in Bell County against letting your pets run free.

Everyone please be aware of your speed in the neighborhood. Although the only posted speed limits (30 MPH) are on county roads; Lakeaire Blvd down to Harbor Avenue and on Harbor and Bay Avenues, we ask that you keep your speed below 30 MPH in the entire neighborhood.

Please be sure and supervise your young children while at the pool or playing at the park. If you note any unsafe conditions please give me a call so we can keep a safe environment for all.

You may not be aware but a lot of the work and cleaning of the park, boat ramp and subdivision as a whole is done by the efforts of volunteers to keep our neighborhood nice so we all ask if you see a mess or something that needs fixing step in and be part of the solution by doing your part in keeping our neighborhood nice.