

# LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION



W3730 Club House Dr., Lake Geneva, WI 53147  
262-249-1200

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

**Lake Como Beach Property Owners Association  
("LCBPOA")**

**2020 OFFICERS**

President: John Winters

262-208-8989

[jwinters@wi.rr.com](mailto:jwinters@wi.rr.com)

Vice President: Stephanie Nicewarner

262-745-8881

[snicewarner@wi.rr.com](mailto:snicewarner@wi.rr.com)

Interim Treasurer: Gene Decker

847-302-6039

[Meengene59@aol.com](mailto:Meengene59@aol.com)

Secretary: Judy Decker

847-989-6039

[Meenmom159@aol.com](mailto:Meenmom159@aol.com)

**OTHER CONTACTS**

Clerk:

262-249-1200

[clerk@lakecomobeachpoa.com](mailto:clerk@lakecomobeachpoa.com)

Clubhouse Manager: Julie Benedict

262-325-8163

[clubhousemgr@wi.twcbc.com](mailto:clubhousemgr@wi.twcbc.com)

## **DISTRICTS**

The five (5) Lake Como Districts and their Directors are listed below. The Directors are available as your direct contact with the Association.

### **District 1 (Birch Rd. to East side of Beach Rd.)**

Tina Invergo  
630-804-9232  
tinainvergo@gmail.com

George Krause  
262-203-5210  
powerdogpowerdog@gmail.com

### **District 2 (West side of Beach Rd. to East side of Hickory (& Deer Crossing))**

Richard Kieszowski  
262-248-1864  
Richk88@hotmail.com

Bill Legge  
708-289-2158  
Baggerbill59@att.net

### **District 3 (West side of Hickory Rd. to Mistle Rd.)**

Bill Finkel  
262-248-6685  
Wfinkel3@yahoo.com

Doug Adams  
630-290-3791  
Adams.doug15@yahoo.co

**District 4 (Mistle Rd. to East side of Tamarack Rd.)**

Bernadette Moran  
773-315-7338  
lcbpoapierscr@gmail.com

Ruby Chambers  
312-203-4786  
Racham56@aol.com

**District 5 (West side of Tamarack Rd. to Dandelion Rd.)**

Allen Searles  
262-248-6062  
arsearles@hotmail.com

Pat Scanlan  
773-505-4697  
Patrick.scanlan@yahoo.com

## **COMMITTEES**

### **Activity/Welcome:**

Tina Invergo  
[tinainvergo@gmail.com](mailto:tinainvergo@gmail.com)

### **Bylaw Committee:**

John Sullivan  
[John.sullivan@protective.com](mailto:John.sullivan@protective.com)

### **Clubhouse:**

John Winters  
[jwinters@wi.rr.com](mailto:jwinters@wi.rr.com)

### **Finance Committee:**

Gene Decker  
[Meengene59@gmail.com](mailto:Meengene59@gmail.com)

### **Lake Shore Committee:**

Gene Decker  
[Meengene59@gmail.com](mailto:Meengene59@gmail.com)

### **Pier Committee:**

Secretary: Bernadette Moran  
[lcbpoapiersecr@gmail.com](mailto:lcbpoapiersecr@gmail.com)

## **LCBPOA PROPERTY OWNERS** **RESPONSIBILITIES**

The following rules must be followed by all property owners and who is a Member in Good Standing. Failure to follow the LCBPOA Lakeshore and Beach rules may result in loss of all privileges.

- You must be a Member in Good Standing to use Association amenities.
- Property owners are required to inform all guests (i.e. family members, friends, tenants) of the Association rules. Guests are expected to follow all LCBPOA rules.
- Property owners and guests are required to identify themselves to Beach Personnel. All guests of a Property owner must be able to articulate correct owner information with legal property name on record and their address.
- If a violation of rules occurs either by the Property owner or guest, the Property owner will be notified by the LCBPOA via U.S. Mail of a First Warning.

- If a second warning is issued, the Property owner will be required to have a hearing before the entire Board and may lose LCBPOA privileges including pier privileges if applicable.
- Property owners-Members in good standing and guests using the lakefront or beaches need to give the Association a two (2) week advance notification of groups over 25 and fill out a Beach Permit request. All parties over 50 will be required to use the beach at Iris or the beach at Uranus.

Contact Information: 262-249-1200 or email [clerk@lakecomobeachpoa.com](mailto:clerk@lakecomobeachpoa.com)

## **GENERAL BEACH & LAKESHORE RULES**

1. All users of the beaches and lakeshore area must be Members in Good Standing with the LCBPOA.
2. All vehicles parking along the railing and in the turn-arounds must display an official LCBPOA Beach/Parking Pass.
3. Tenants must obtain a Beach/Parking Pass from their landlord.
4. Guests of a Member must be able to provide the Members name and address and produce a Beach/Parking Pass upon request.
5. No parking on any grass areas of Lakeshore property. No parking by piers. All parking is parallel to the road except for the railing area at the beach. Installing and removing your piers is the only exception.
6. No motorized vehicles allowed on beaches or Lakeshore property. Golf carts, mopeds, motorcycles, scooters and children's motorized vehicles must park parallel by roadside.
7. No pets allowed on beaches at any time. Dogs can be walked on a leash along Lakeshore grass but are NOT allowed in the beach areas. Dogs can swim anywhere along the lakeshore from Acacia to Canary except beach areas. Dogs may swim at the public pier at the Point. Clean-up after dogs is REQUIRED.



8. All bicycles, scooters and skateboards must be placed along the railing at the beach areas.
9. No fishing in swim areas.
10. No foul language, abusive or lewd behavior is allowed.
11. No glass or fires allowed on beaches or along Lakeshore property.
12. At the Main Beach boats and wave runners must be anchored at least 25 feet beyond designated swim areas. No boats or wave runners are allowed between the swim area and West up to 10 feet from the Town boat launch.
13. No golfing on Beaches or on Lakeshore.
14. No throwing rocks in swim areas.
15. No boats, canoes, jet skis, kayaks, paddle boats, or rafts designed to hold more than 2 people, are allowed inside the designated swimming areas. Playground equipment is for use by children 14 and under and parent accompanying children.
16. Community grills are available at the Point beach on a first come basis.
17. No destruction of Lakeshore or beach areas will be tolerated. Any misuse or destruction by LCBPOA property will result in a complaint to the Police Department and will be prosecuted to the full extent of the law.

**Main (Point) Beach Designated Parking Area:**

The area West of the guardrail parking and East of the Town Boat Launch (flagpole area) has been designated parking for golf carts, mopeds, bicycles and scooters.

**GENERAL WINTER PARKING RULES**

1. No parking on lakefront property.
2. Parallel parking only along Lakeshore Drive
3. No storage of ice shanty's allowed on lakefront property.

## LAKE COMO BEACH CLUBHOUSE

Classic. Rustic. Memorable.

The Clubhouse is available for rental during the week and the weekends. Catering and liquor packages are available to accommodate your special occasion.

Anniversaries

Birthdays

Bridal Parties

Clubs

Conferences

Dances

Funerals

Meetings

Memorials

Retirements

Seminars

Showers

Wakes

Weddings

To make a reservation or to inquire for further information contact: Clubhouse Manager at 262-325-8163 or email [clubhousemgr@wi.twcbc.com](mailto:clubhousemgr@wi.twcbc.com)

Clubhouse Manager Hours:

Wednesday: 4:00 p.m.-6:00 p.m.

Saturday: 10:00 a.m.-Noon

## **GENERAL CLUBHOUSE / PARK RULES**

1. All users of the Clubhouse parks must be Members in good standing. Guests of a Property owner must provide the Owners name and address and produce a Beach/Parking pass upon request. Tenants must obtain a Beach/Parking Pass from their landlord.
2. All vehicles parked in the Clubhouse parking lot must park on the gravel. No parking on the grass or in the playground areas. All vehicles parking at the Clubhouse must display a Beach/Parking Pass on an official LCBPOA hang tag. Clubhouse rentals, meetings and special events are an exception.
3. Playground equipment such as swings and “fort” are for use by children 14 and under and parents accompanying children.
4. All bicycles, scooters and skateboards must be parked by the dumpster and kept out of the park areas when not in use.
5. No skateboards or bicycles allowed in clubhouse verandas.
6. No motorized vehicles of any kind or size allowed on parks or playground areas.
7. Dogs are allowed on a leash. Clean-up after dogs is **REQUIRED**.

8. Litter must be cleaned up before leaving.
9. No foul language or lewd behavior is allowed.
10. No glass or fires allowed in park areas.
11. No loitering around the Clubhouse.
12. No speeding in parking lots.
13. No throwing rocks.
14. No destruction of the Clubhouse or Clubhouse property will be tolerated.
15. Any misuse or destruction of the Clubhouse, Clubhouse Park or property will result in a complaint being filed with the Police Department and prosecuted to the full extent of law.

## **GENERAL PIER RULES**

1. Applicant must be a Member in Good Standing at all times. Use of a pier by a Member that is not in good standing will result in the loss of their pier privilege.
2. No personal property may be stored on Association Property for over 24 hours.
3. Pier must be identified by your assigned number in the lower right-hand corner of the pier and a pier number plaque attached to the front of the pier so it is visible from the lake.
4. Pier location cannot be changed without the Pier Committee's approval.
5. Pier length must be a minimum of 30 feet and a maximum of 50 feet. Minimum of 3 feet wide with a maximum of 6 feet wide. L shaped piers are permitted with the L towards the west or to the right when facing the pier from Association Property. The maximum width of the L, including the pier is 8 feet. In lieu of an "L" a single boat lift is permitted to be installed on the west side of the pier.
6. Business piers are allowed a maximum of 100 feet.

7. In lieu of an “L”, a single shore station is permitted to be installed on the West side of the pier. Configurations prior to 2004 are grandfathered.
8. Association Property cannot be altered in any way. No planting, no trimming, no added items. No landscaping of any kind is allowed.
9. Piers cannot be installed before March 15<sup>th</sup> but must be installed no later than June 15<sup>th</sup>. Piers must be removed by midnight October 31<sup>st</sup>.
10. If any damage to the Association Property by applicant by installing, using or removing pier, the applicant must reimburse LCBPOA for the cost to repair any damage done to Association Property, including if the LCBPOA orders the removal.
11. Pier privileges are non-transferable.

**LCBPOA ACTIVITIES CALENDAR**  
**MAY 2020-APRIL 2020**

Date	Event	Time
<b>May 2020</b>		
Sun. May 17th	Annual Membership Meeting via ZOOM	1:00 p.m.
Mon. May 25 <sup>th</sup>	Memorial Day Observance Ceremony @ LSD/Iris (Flag Pole Memorial)	11:30 a.m.-12:30 p.m.
<b>June 2020</b>	No scheduled events	
Sun. June 7 <sup>th</sup>	Rescheduled Annual Membership Meeting via ZOOM	1:00 p.m.
<b>July 2020</b>		
Sat. July 4th	4 <sup>th</sup> of July Parade. Children are encouraged to decorate their rides. Prizes for best decorated ride directly after parade at "The Point." Have a safe celebration!	10:30 a.m. Line up at Acacia Parade starts at 11:00
<b>Aug. 2020</b>		
Sat & Sun. Aug. 1 <sup>st</sup> & 2 <sup>nd</sup>	Community Wide Rummage Sale (Resident Homes)	
Sat. Aug. 9th	Annual Community Buffet Luncheon @ The Clubhouse-Women's Club	12:00 p.m.
<b>Sep. 2020</b>		
Sat. Sept. 12 <sup>th</sup>	Craft Fair @ The Clubhouse-Women's Club	9 a.m.-3:00 p.m.



<b>Oct. 2020</b>		
Sun. Oct. 11th	Fall Membership Meeting @ The Clubhouse	1:00
Sun. Oct. 25th	Children's Halloween Party @ The Clubhouse! Ages 0-12-Women's Club	12:00 p.m.
Sat. Oct. 31 <sup>st</sup>	Piers need to be out of the water by midnight. See you next season!	Midnight
<b>Nov. 2020</b>		
Sun. Nov. 8th	Free Community Dinner for Veterans-Women's Club	3:00 p.m.-6:00 p.m.
<b>Dec. 2020</b>		
Sat. Dec. 5th	Breakfast with Santa @ the Clubhouse! Ages 10 and under FREE Adults \$5.00	8:30 a.m.-11:00 a.m.
Thur. Dec. 31st	New Year's Eve Dinner/Dance. Band & Dinner details TBD	TBA

<b>Cont. 2021</b>		
<b>Jan. 2021</b>	No scheduled activities	
<b>Feb. 2021</b>		
Sat. Feb 13 <sup>th</sup>	Free Community Soup Luncheon @ The Clubhouse-Women's Club	3:00 p.m.-6:00 p.m.
Sun. Feb. 28 <sup>th</sup>	Pier applications must be postmarked by this date.	
<b>March 2021</b>		
Mon. March 15 <sup>th</sup>	Piers can be installed in the water today. Please mark your pier with proper pier numbers on both ends.	
<b>April 2020</b>		
Thur. April 1 <sup>st</sup>	2020 Assessments mailed out. Due by May 31 <sup>st</sup> . Clerk Hours: Mon/Wed. 4-6, Sat. 10-12	
Sat. April 3 <sup>rd</sup>	Easter Egg Hunt! Free for children Ages 0-10	10:00 a.m. Sharp

**Clerk Hours:**

Wednesday (4:00 p.m.-6:00 p.m.)

Saturday (10:00 a.m.-12:00 p.m.)

From April 1<sup>st</sup>-May 31<sup>st</sup>:

Monday (4:00 p.m.-6:00 p.m.)

Wednesday (4:00 p.m.-6:00 p.m.)

Saturday (10:00 a.m.-12:00 pm.)

**LCBPOA MEETINGS & WORKSHOPS**  
**MAY 2020-APRIL 2021**

Date	Event	Time
<b>May 20</b>		
Sat. May 16	Board of Directors Workshop	9:00 a.m.
Sun. May 17	Annual Membership Meeting	1:00 p.m.
<b>June 2020</b>		
Sun. June 7 <sup>th</sup>	Rescheduled Annual Membership Meeting	1:00 p.m.
Sat. June 13	Board of Directors Workshop	9:00 a.m.
Thur. June 18	Regular Board Meeting	7:00 p.m.
<b>July 2020</b>		
Sat. July 11	Board of Directors Workshop	9:00 a.m.
Thur. July 16	Regular Board Meeting	7:00 p.m.
<b>Aug. 2020</b>		
Sat. Aug. 15	Board of Directors Workshop	9:00 a.m.
Thur. Aug. 20	Regular Board Meeting	7:00 p.m.
<b>Sept. 2020</b>		
Sat. Sept. 12	Board of Directors Workshop	9:00 a.m.
Thur. Sept. 17	Regular Board Meeting	7:00 p.m.
<b>Oct. 2020</b>		
Sat. Oct. 10	Board of Directors Workshop	9:00 a.m.
Sun. Oct. 11	Fall Membership Meeting @ The Clubhouse	1:00 p.m.
Sat. Oct. 31	Piers need to be out of the water by midnight.	Midnight

<b>Nov. 2020</b>		
Sat. Nov. 14	Board of Directors Workshop	9:00 a.m.
<b>Dec. 2020</b>		
Sat. Dec. 12	Board of Directors Workshop	9:00 a.m.
<b>Jan. 2021</b>		
Sat. Jan. 16	Board of Directors Workshop	9:00 a.m.
Thur. Jan. 21	Regular Board Meeting	7:00 p.m.
<b>Feb. 2021</b>		
Sat. Feb. 13	Board of Directors Workshop	9:00 a.m.
Thur. Feb. 18	Regular Board Meeting	7:00 p.m.
<b>March 2021</b>		
Mon. March 15	Piers can be installed in the water today. Please mark your pier with proper pier numbers on both ends.	
Sat. March 13	Board of Directors Workshop	9:00 a.m.
Thur. March 18	Regular Board Meeting	7:00 p.m.
<b>April 2021</b>		
Thur. April 1	2020 Assessments mailed out. Due by May 31 <sup>st</sup> . Clerk Hours: Mon/Wed. 4-6, Sat. 10-12	
Sat. April 10	Board of Directors Workshop	9:00 a.m.
Thur. April 15	Regular Board Meeting	7:00 p.m.

Clerk Hours: Wed. (4-6) & Sat. (10-Noon)  
Additional hours in April & May are Mondays (4-6)

## **BOATING SAFETY TIPS FOR CHILDREN**

Always have your children wear a U.S. Coast Guard approved flotation device (PFD) while on boats, around open bodies of water or participating in water sports.

Remember that water wings, noodles and other swimming aids are fun toys for kids but should never be used in place of approved PFDs.

Explain basic boat rules and have everyone follow them. Children need to understand and follow rules such as keeping their hands and feet inside the boat at all times and never run on a boat.

Every child is different, so enroll children in swimming lessons when you feel they are ready.

Teach children that swimming in open water is not the same as swimming in a pool. They need to be aware of uneven surfaces, currents, weeds and changing weather. Adult supervisions are a must.

Let your teen operate a boat only in a supervised setting and in adherence to laws on Lake Como. Laws regarding the operation of a boat or watercraft vary from community to community.

Spending time with friends on the lake is a favorite summer activity. Following the above precautions will help ensure you and your children have a safe boating season. The Town of Geneva Police department encourages everyone to enjoy Lake Como and practice safe boating. Their boat patrol officer is available to answer any questions that you may have and to ensure a safe boating season for all.

## **LAKE COMO BEACH WOMEN'S CLUB**

The Lake Como Beach Women's Club ("LCBWC") participates in many activities along with the LCBPOA and contributes to many different projects being accomplished by the Association.

The Women's Club is open to all women who would like to join. Dues are \$15.00 per year. Monthly meetings are held the 1st Tuesday of the month (March through November).

The Women's Club host Cards & Bunco every 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month (March through November) from Noon to 3:00 p.m. Cake and coffee are served. Open to the public.

LAKE COMO BEACH WOMEN'S CLUB  
OFFICERS

President: Helen Weisgerber  
262-203-5585  
helenweisgerber@yahoo.com

Vice President: Cheryl Bogard  
262-903-0245

Treasurer: Judy Zebrowski  
262-903-8557  
itzgrammie@gmail.com

Secretary: Janet Kowalski  
jkowalski32@wi.rr.com

**TOWN OF GENEVA POLICE**  
**DEPARTMENT**

Chief: Eric Anderson

**Officers:**

Sergeant Kevin McNutt

Robert Linder

Jeffrey Spatz

Jason Sweeney

Justin Samuel

Ryan Smelker

Non-Emergency: 262-248-9926

**EMERGENCY CALL 911**



## **TOWN OF GENEVA**

### **Town Hall:**

Assessor: 800-770-3927

Building Inspector:

Joe Messler – 262-215-3711

Clerk/Treasurer:

Debbie Kirch – 262-248-8497

Deputy Clerk/Treasurer:

Ellen Lamping – 262-248-3723

Court Clerk:

Marla Walsh – 262-248-3885

Highway Superintendent:

Jim Beck – 262-248-2135

Lake Como Sanitary District: 262-248-2077

John's Disposal Garbage & Recycling:

888-473-4701

**\*NOTE:** Association dues are paid at the LCBPOA  
Clubhouse **NOT** the Town Hall.

## **HOSPITALS**

Mercy Walworth Hospital & Medical Center  
Corner of Hwy. 50 & 67  
Lake Geneva, WI  
262-245-0535  
Emergency No.: 262-245-2230

Located approximately 6 miles South of Lake Como

Aurora Lakeland Medical Center  
W3985 County Road NN  
Elkhorn, WI  
262-741-2000

Located approximately 7 miles North of Lake Como

## **NOTES**



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