

The Lake of the Oaks

Property Owners Association

#1 Apache Trail
Canton MO 63435
www.lakeoftheoaks.net

January, 2015 Newsletter

Winter-a great time to enjoy the sights and sounds of the Lake... huge groups of Canada Geese enjoying the partially open waters of our lake as they visit for several weeks....a couple of eagles perched in tree tops looking for a tasty, free Lake of the Oaks lunch (even they have heard that the fishing is great at Lake of the Oaks)... hardy ice fishermen talking about their "luck" (or lack of) when they stood hovering over holes drilled in the ice....the sounds of a post driver pounding 4 x 4s through the ice deep into the muddy lake bottom for a dock being built....but then the days start getting longer and the weather moderates...reminding us that Spring at the Lake is just around the corner!

PROPOSED DUES AMENDMENTS ADOPTED BY PROPERTY OWNERS!

In mid-November property owners were provided a newsletter detailing proposed amendments to the Covenants (CCERs) and to the By-Laws. Ballots were sent to all eligible-to-vote owners in early December with ballots to be received/postmarked by Dec.19th. In early January the submitted envelopes were opened and ballots tabulated.

73 ballots were returned (out of 117 eligible property owners).

Covenant and By-Laws stipulate that passage requires a 2/3 majority of ballots cast.

2/3 = 66.6%...of 73 ballots sent in = 49 "yes" votes required for adoption of the amendments.

The Covenant proposed amendment received 52 "yes" votes and 21 "no" votes for a 71% acceptance.

The By-Law proposed amendment received 51 "yes" votes and 22 "no" votes for a 69% acceptance.

At its next regular Board of Directors meeting, the Board will formally certify and accept the results of the voting on these two amendments and adopt a motion to file a "Resolution of Amendment" with the Clark County Recorder of Deeds. At the upcoming April 11th Annual Meeting of the Property Owners Association, the results of the balloting and the Resolution will be entered into the minutes of the corporation.

The Board of Directors and its Ad-Hoc Dues Amendment Committee would like to **sincerely thank the property owners who took the time and interest to read, study and vote** on the proposed amendments. Unfortunately only 73 out of 117 eligible owners participated. Why were the voices (and votes) of the other 44 not heard?

While no one likes to see dues assessment go up, **why did over two-thirds of the voters approve this projected raise in their future dues assessments?**

- Because this was not a new problem suddenly sprung on members; Annual Meetings for the past two years had highlighted the growing financial needs and situation of the Association in great detail.
- Because the Committee went to great lengths to provide all owners with complete financial information and to answer questions before they were asked to vote on the proposed dues amendments.
- Because owners recognized the need for adequate funding and planning for a secure financial future.
- Because owners want the progress & improvement that they have seen over the past 6-7 yrs. to continue.
- Because owners want the Lake of the Oaks to remain an attractive, vibrant place.

PROPERTY OWNER NEWS (since our November newsletter)

Welcome to the newest resident of the Lake of the Oaks: **Malachi Jarvis**, son of Brent and Shannon Jarvis, was born in early January and eagerly welcomed by his brothers and sisters!

Welcome to **Richard and Emma Hayes**, who recently acquired lot 179 from Marge Knapp (at the corner of Lake Shore Drive & East Arapaho Ave.).

Dates to Remember:

- February 1st – 2015 dues statements mailed out (this mailing) so as to allow property owners ample time to get their dues mailed in by the required April 1st due-date.
- March 15th – Due date for owners to submit their self-nomination (pink) form for candidacy for the Board.
- March 25th – Ballots mailed out to property owners for election of two persons to the Board; due in by April 11th.
- April 1st – **2015 assessments due.**
- April 11th – **The Annual Meeting** of the Lake of the Oaks Property Owners Association Corporation at 1:00 PM at the clubhouse. The 2014 year will be reviewed, the election of two Board members will be finalized and a social hour with fellow-property owners will follow. Please bring a simple finger-food snack to share with your friends & neighbors. Drinks will be provided. A fundraiser raffle will be held.

Winter is a great time to start planning improvements to your Lake of the Oaks property.

Building permits are required for construction or relocation of any structure (cabins, outbuilding/storage buildings, garages) **as well as docks. Additionally, whenever an existing structure or dock is being modified in size or expanded (including the addition of decks or porches), a permit is required.** Plan ahead ... don't wait till the last minute!

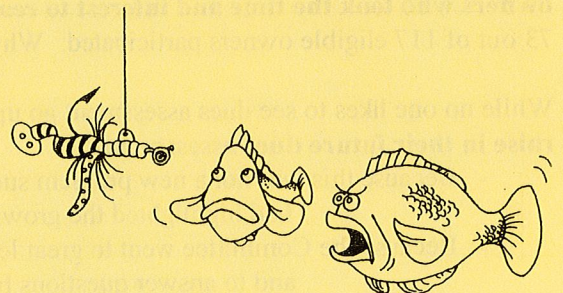
The Association's Building Committee consists of:

Bill Weckbach (217-885-3335), **Carson Noble** (660-341-2677) & **Bill Davis** (573-288-0324)

Contact any of these volunteers to discuss preliminary plans...or to submit drawings and permit information.

Remember to visit our website regularly for news documents & information about the Lake of the Oaks. Encourage your friends, family and prospective property owners to "drop in" for a visit, too, at lakeoftheoaks.net.

and.... Tom Hornstein has provided us with yet another great communication and information tool – a Lake of the Oaks **FACEBOOK** account. Check us out – you're sure to "Like" us!



The Lake of the Oaks
Building....
Growing...
Going Strong!

"I hate these processed foods."