

# THE LOG



Lakewood Park Condominium Association



## COMMUNITY UPDATE

### TRASH COMPACTOR ISSUES



All residents are reminded the trash compactor is to be used for household refuse **ONLY!** No furniture or appliances may be disposed of or placed on or near the trash compactor. Dumping of construction or commercial materials is **PROHIBITED.** All boxes must be broken down and placed in the compactor. Anyone found in violation of improper use of the trash compactor may be fined.



**Also, as a reminder:** All household trash must be bagged in a 13-gallon trash bag and tied off before placing it in the valet trash bin.

# **FIBER OPTIC IS COMING**



**EXCITING NEWS FOR OUR COMMUNITY!!!** We have recently signed an agreement to have fiber-optic network lines installed in the community. The new service will be in addition to the current cable provided by Spectrum. WOW will provide competitive pricing and packages to fit any home's needs. Their 100 percent fiber-optic network will deliver symmetrical upload and download speeds and will offer 1 Gig, 3 Gig and 5 Gig packages.

**STAY TUNED FOR MORE INFORMATION AS THE PROJECT PROGRESSES!**

# **WIND MITIGATION REPORT AVAILABLE**



As part of its insurance renewal this year, the Association is in the process of completing a roof inspection of our buildings and obtaining a wind mitigation report along with photos. Once completed, this report will be available to all owners. If you would like a copy of the report, simply email a request to the Association Office and we will send it to you once it is completed and becomes available. Send your request to:

**[lakewoodpark@gmail.com](mailto:lakewoodpark@gmail.com)**

# SCOOP THE POOP!

The Association Office is receiving an increasing number of complaints regarding residents not picking up waste after their pets.

**PLEASE! PLEASE!! PLEASE!!!**



## SCHOOL IS OUT SOON, USE CAUTION



As a reminder, the posted speed limit in the community is 10 m.p.h. Please slow down and watch for children and pedestrians walking and playing in our community.

Help keep everyone safe.

**OWNERS AND PROPERTY MANAGERS:**  
**BE PREPARED!**



Here's some reminders to all Landlords:

The Association does not approve of Tenants.

**HOWEVER**, the Association does approve **LEASE AGREEMENTS** to make sure they contain the following verbiage:

**Tenant acknowledges the mandatory condominium association's governing documents. The tenant acknowledges his and her legal requirement to abide by the association's recorded and governing documents and shall not cause any violations of the association's documents, rules, or regulations. Violation of the association's covenants, conditions, and restrictions shall constitute a material violation of the Lease Agreement.**

**ALL** occupants must be listed on the Lease Agreement.

**ALL** Tenants should have the completed **TENANT REGISTRATION PACKET** (available on our website) completed in full and then **MAKE AN APPOINTMENT** with the Association Office.

The following **MUST** be included when coming to register:

1. **EXECUTED** copy of the Lease Agreement  
(Lease term shall be no less than seven months)
2. Pet records and picture(s)
3. Copy of Driver's License and Vehicle Registration
4. Lease review and registration fee \$50.00 in check or money order payable to **LAKWOOD PARK. No cash accepted.**
5. \$10.00 fee for each gate sticker. (Both fees can be on one check).

**THANK YOU**

**On behalf of the Board of Directors and Staff of Lakewood Park**