

LAKWOOD OWNERS BULLETIN

NOTICE OF CHANGES, UPDATES, AND IMPROVEMENTS-2022

ATTENTION! The following information for Owners, their families and guests is for use, protection, and enjoyment of all who own and all who visit Lakewood Timeshare units.

Please keep this Notice for future reference.

LAKWOOD DEED—Each unit is a deeded piece of Real Estate. The Owner is responsible to:

- Maintain care and cleanliness of unit when in residence and instruct guests to do the same.
- Pay Assessments by the due date, as well as necessarily imposed fees, fines and penalties.
- **Notify the Manager when a unit is sold or transferred to a new Owner. This includes family member transfers.** The Owner of Record is responsible for all charges until the sale or transfer is recorded and the Manager notified by the selling Owner.
- Warrant payment of any charges for fines or damages incurred due to actions of guests.

UNIT FOR SALE—Be sure to notify Manager Debbie Feaster if you wish to sell your unit. She will guide you through the process and help you save the cost and avoid the pitfall of “selling” to a purchaser or purchasing agency whose intent may be to defraud, thus leaving you stuck with an unrecorded transfer. Remember, it is the Owner’s responsibility to be sure that any deed transfer is 1.) recorded and 2.) reported to the Lakewood Manager.

PAYMENT INFORMATION—Accounts are now billed by, and payable to, Lakewood Resorts in care of accountant Brian Boal. **Boal and Associates, PC, 317 East Oak Street, Oakland, MD 21550** Interest and late penalties will be automatically applied. **If you have a critical change in your situation that affects your ability to pay, please notify the Board of Directors before payment is due.** Send a letter or email addressed to the Board c/o Debbie Feaster, Manager. Bills will **always** be addressed/mailed to the Owner of record. (c/o other if requested in writing)

RTU RATE CHANGE, UNIT 1—Due to increased cost and demand for the larger Unit 1, the RTU rate for this unit only will increase to **\$700.00/week, \$400.00/weekend**, effective as of this notice.

SUMMER RTU RATE—For summer only, RTU rate equals the Annual Assessment for the unit.

NEW TVs AND TV APPS—We now have smart TVs in the living rooms of all units. When using, if you sign into an app such as Prime, Netflix, etc., **be sure to sign out** so that later occupants cannot rent or buy on your account. **Lakewood will not cover charges Owners may incur.**

SHORELINE PRESERVATION—You will note a major change at the lakefront. A stabilizing system of underlayment with large rocks, soil and plantings has been installed to preserve the lakefront. As many Owners observed and requested, preservation was a necessary step due to directional winds and large boating wakes. The rock structure, called “Rip-rap” is not adhered into a wall. The rocks are large, loose and heavy. **THEY ARE NOT TO BE DISTURBED. Fines will be imposed upon owners who themselves, guests, or children wantonly disturb or reposition rocks. This is a necessary prohibition for safety of all and success of this costly installation.**

ANNUAL MEETING—A change to early May has been proposed as a better time for the annual Lakewood Owners Meeting, both for weather and financial year considerations. Please notify the office of any suggestions or objections you may have to such a change.
