

Lake Park Resort, Inc.

IN THE NEWS

VOLUME XXIII ISSUE 3
AUGUST 07, 2023

MEETING AGENDA UPDATE

The annual Members' Nominating Meeting previously scheduled for October 7th has been delayed to Saturday, October 14th. This meeting is closed to all but Members in Good Standing (MIGS) as of September 16, 2023. The meeting will be held at the Art Circle Public Library's Cumberland Room from 1:00 PM – 3:00 PM CST.

Q: Do you heat with firewood?

A: We can help!

Leftover timber from logging is available to ALL residence owners.

(Please be mindful of the ditches and roadways and leave them in good condition.)

LAKE PARK REVITALIZATION – PHASE III

As you may recall, the revitalization of Lake Park began in February of 2022. Since then, the corporation has overseen the following projects:

<ul style="list-style-type: none"> • Resurfaced main arteries, adding swales 	<ul style="list-style-type: none"> • Opened & lined ditches w/large stones 	<ul style="list-style-type: none"> • Installed culverts for better drainage
<ul style="list-style-type: none"> • Posted new signage, including new entry sign 	<ul style="list-style-type: none"> • Purchased security cameras to deter crime 	<ul style="list-style-type: none"> • Fenced & gaited beach & posted swim rules
<ul style="list-style-type: none"> • Roped off children's swimming area with floats 	<ul style="list-style-type: none"> • Established playground with swings & seating 	<ul style="list-style-type: none"> • Parking area established at beach
<ul style="list-style-type: none"> • Speed bumps installed on front dam 	<ul style="list-style-type: none"> • Back dam closed off to vehicle traffic 	<ul style="list-style-type: none"> • Dam road repurposed into fishing bridge
<ul style="list-style-type: none"> • Restocked fish in both lakes to address algae issues 	<ul style="list-style-type: none"> • Walker Dr., a 3rd point of egress, nearing completion 	<ul style="list-style-type: none"> • Contracted residential trash service available to all
<ul style="list-style-type: none"> • Removal of 7 beavers causing damage to overflow pipe 	<ul style="list-style-type: none"> • New bridge built over feeder creek on Sharon Cir. 	<ul style="list-style-type: none"> • Created official website
<ul style="list-style-type: none"> • Formed Neighborhood Watch w/local police 	<ul style="list-style-type: none"> • Made parcels available for sale to the public 	

Historically, there has been opposition to ANY changes, mostly from non-dues paying owners/renters. Contractors, vendors, directors, new residents, and even several realtors have all been harassed and bullied by them. These incidents are directly responsible for the premature conclusion of the secondary roadwork, and most recently, the inability to liquidate corporate assets (land parcels) in order to raise revenue for future projects. There are currently 61 lots available for sale, ranging in value from \$5k-\$20k each, depending upon size and location, as well as three large undeveloped parcels.

Last summer, a group of owners, only one of which was a legitimate, dues-paying member at the time, filed an affidavit with the court to revoke the new By-Laws and Rules & Regulations, remove the current, legally-seated POA officers, and dissolve the LPRI corporation into a nonprofit corporation they created in June of 2022, along with their own HOA and officers. They penned an incendiary mass mailing to ALL owners knowingly & wrongfully accusing the POA officers of embezzlement, mismanagement, verbal assault, and other criminal actions ad nauseam.

What follows is a factual timeline of events:

IMPORTANT NOTICE: If your name erroneously appears as a principal plaintiff, you **MUST** file a ***Motion For Plaintiff's Voluntary Dismissal*** with the Chancery Court of Cumberland County, Tennessee – Docket No. **2022-CH-2308** in order to have it removed. Counsel for plaintiffs is C. Douglas Fields, Esq of Fields & Tollett Association of Attorneys, located at 169 E First St., Crossville, TN 38555 and may be reached by telephone at **931-456-4541**.

LAWSUIT TIMELINE OF EVENTS

The litigants, as defined in their 09/30/2022 filing, were entered and recorded as follows:

- Anna Jackson (arrearage **30+** years)
- Sarai David (arrearage **one** year)
- Lonna O'Leary (MIGS since 09/27/22)
- Anthony Johnson, Jr. (arrearage **10+** years)
- Bob & Patty Belcher (arrearage **8+** years)
- Shirley & Joe Turner (leasing from A. Jackson)
- Michael Holdsambeck (fiancé to S. David, owns no property)
- Robyn Pesson (arrearage **7+** years)
- Jonathan Hendrix (arrearage **15+** years)
- Paul Turner (MIGS since 08/25/22)
- Jacob & Amanda Voss (arrearage **7+years**)
- Zachary & Meghan Burgess (arrearage **2+** years)
- James & Beckie Havrilka (MIGS since 10/03/22)

- **10/31/2021** -Special Member Meeting Called RE: S. Cumberland Utility District Water Recovery Act Grant;
-Minimum of 12-owner participation not met; grant offer rescinded.
- **03/20/2022** -Norm Rollins, Chairman of the Board and last of the original LPRI founders, died.
- **03/25/2022** -Board officers attended weekend working retreat to amend and modernize By-Laws and Rules & Regulations, as advised by LPRI attorney *pro temp* William D. Birdwell.
- **04/21/2022** -Filed and recorded amended By-Laws and Rules & Regulations.
- **06/01/2022** -Newsletter with June 11th meeting schedule and agenda mailed;
-By-laws & Rules changes to be discussed/amended as per member input.
- **06/09/2022** -Two Board officers resigned after being intimidated/threatened with litigation by property owners Sarai David and Anna Jackson;
-Sarai David requested meeting with another board officer, then threatened her with litigation unless she resigned.
- **06/10/2022** -Sarai David sent confidential letter to ALL LPRI owners (except current corporate directors) falsely accusing POA officers of embezzlement and mismanagement of park assets;
-A second such letter was sent to TN State Attorney General (the mailing of which necessitated this letter.)
- **06/11/2022** -Parties unknown moved POA meeting place to Sarai David's house without prior notice or consent.
- **07/18/2022** -**Repeal to Amended By-Laws** lawsuit filed by property owners Sarai David, Anna Jackson, Bob Belcher, & Anthony Johnson, Jr.;
-**Mechanic's Lien** filed by Anthony Johnson, Jr. against LPRI's 26-acre tract.

- 07/23/2022 -In response to the inappropriate and libelous letter of 06/10/22, corporate attorney Matthew McClanahan filed a **Slander of Title** countersuit on behalf of LPRI against aforementioned litigants;
- Contracted with Greene's Logging to begin work August 15, 2022.
- 08/15/2022 -All parties agreed to drop respective lawsuits per telephone call to LPRI counsel.
- 08/22/2022 -Sarah David blocked logging equipment by standing in their work zone and demanding they read the OLD by-laws;
- Caused loss of revenue due to three hours of downtime.
- 09/30/2022 -Lock broken off of loader's gas tank and diesel fuel stolen;
- Purchased cameras to protect contractor's equipment overnight;
- Member Derivative Action** filed against ALL Board members *personally*;
- 11/04/2022 -Anna Jackson verbally assaulted owner of Campbell's Excavation, a LPRI vendor, as he graded road;
- She accused him of stealing her renter's lumber and not knowing how to do his job properly, in full view of his employees.
- 02/06/2023 -**Interrogatories and Discovery Production** from litigants' attorney, C. Douglas Fields.
- 02/13/2023 -Jason Davenport, a vendor contracted by LPRI, was verbally assaulted by Anna Jackson as he erected a fence at Spring Lake beach;
- She claimed a surveyor said the fence has to be at least 10' from the property line;
- A call to TN Codes Enforcement quickly disclaimed that within an hour;
- Caused loss of revenue due to four hours of downtime and fence post replacement.
- 02/14/2023 -Listed two LPRI-owned lots for sale with realtor to test current market.
- 02/20/2023 -Realtor and prospective buyers harassed by litigants, preventing the sale of privately owned as well as LPRI-owned properties.
- 03/16/2023 -Submitted discovery documentation .
- 03/23/2023 -Filed **Interrogatories and Requests for Discovery** with LPRI attorney, to be served upon litigants' attorney; no response as of this newsletter printing
- 03/30/2023 -**Motion for Temporary Restraining Order** against LPRI filed by litigant, Lonna O'Leary;
- Affidavit demands removal of two 2.5"-tall speed bumps newly installed over front dam as she claims her car cannot safely traverse them.
- 04/24/2023 -**Motion for Temporary Restraining Order** hearing postponed; new date pending.

\$

2022-23 ANNUAL POA MEMBERSHIP DUES & ASSESSMENT FEES

Membership Dues \$50 flat • Lot Fees \$5 each • Dwelling Assessment \$10 each

OWNER OF RECORD: _____ **NO. DWELLINGS:** _____ **NO. LOTS:** _____

MEMBER FEE \$ _____ **2022 ASSESSMENT FEES: \$** _____ **UNPAID DUES & FEES: \$** _____

TOTAL AMOUNT OWED BY SEPTEMBER 15TH \$ _____ **IN THE FORM OF CHECK OR MONEY ORDER**

MADE PAYABLE TO:

LAKE PARK RESORT, INC.
P.O. BOX 3824
CROSSVILLE, TN 38557-3824

(Lake Park Resort, Inc. POA annual dues and fees go toward yearly expenditures to support and maintain the common areas shared and utilized by property owners.)