

LAKE PARK RESORT, INC.

VOLUME XXIV | ISSUE 1 JUNE 15, 2024

LPRI Board of Directors

as of 10/14/2023

Robyn Riel, Chairman

Since Oct. 2023

Robyn Riel, President

Since Oct. 2020

Marva Hughes, V. President

Since Oct. 2021

Jerri Lynn Toms, Sec./Treas.

Since Oct. 2021

Ross Toms, Parliamentarian

Since Oct. 2022

Grant Billings, Mbr-at-Large

Since Oct. 2023

New Website

Our official Lake Park website has launched to not only lead prospective buyers, investors, and developers to Lake Park, but also to be utilized by its membership as well.

Members have access to forms and documents, Neighborhood Watch sign-up and rosters, a vendors and services referral area, local news and events, as well as a directory of nearby state and national parks and sites.

You are invited to visit the site at www.lakeparkresortinc.com;

also, members may connect socially on our “official” Facebook page and

WELCOME,

- Richard & Jerry Byers
- Jeff & Cherish Conner
- Matt & Mariah Morris
- Tara Smith
- Cheri Woods-Edwin
- Savanna Robison

NEW OWNERS!

- Clara Conatser
- Julia Fraser
- David Neighbors
- Paula Tallant
- Austin Mathus
- Sonya Baldwin

POA TRANSITIONING

The separation between the LPRI Board of Directors and the Property Owners’ Assoc. (POA) has remained blurred since 2013 when the By-Laws were tailored to the corporation whose directors then created and recorded the park Rules & Regulations, with the POA being tasked to enforce its rules and oversee the daily operations of the subdivision, including the collection of member dues and assessments annually.

That being said, as the result of legal mediation of the 2023 Member Derivative Action filed against the current, duly appointed POA and its officers, the Court has ordered a vote be held to elect all new POA officers at a future date to be determined.

Forms will be mailed to all owners of record, allowing nominations for POA offices of president, vice-president, secretary/treasurer, parliamentarian, and member-at-large. These nominees will then be voted upon at a specially called Member Business Meeting. Only member owners in good standing with NO arrears may nominate or vote. If you are not current on your dues, you may pay the outstanding balance prior to the date announced for the election by completing the coupon included herein and mailing it along with remittance to: **LPRI, PO Box 3824, Crossville, TN 38557**. All arrearages must be postmarked at least **seven (7) business days** prior to the established election date that will be provided on the form.

The directors/officers currently serving POA terms will resign their offices while retaining their Board of Directors status and continue the sale of LPRI properties, applying those funds to the upkeep of amenities and infrastructure maintenance, as well as ensuring all licensing, inspections, and taxes are paid annually on behalf of the corporation. Once all sales are finalized, leaving only the lakes, beaches, pavilion, sports field, and several small lots designated as wildlife zones for future development as assets, ownership of the park will be transferred to a nonprofit development steward with matching assets and like mission statement.

This information will also be posted to the Lake Park website News & Events page as well as to the Facebook page. Available lots and pricing will be listed by a real estate agent and displayed on the website. All sales will go through their office, ensuring all sales are legal, titles are clear, and sales tax has been paid.

IN THE NEWS:

WATER- South Cumberland Utility District has hired Rye Engineering PLC to do water line extensions into Lake Park. The project comes after three years of the POA negotiating with SCUD and Cumberland County to bring public water into the park. The grant will see lines brought in from Newton Road along the following park roads: Owenby Drive/Morgan Circle, Diane Circle, Sharon Circle, and Walker Drive. All property owners are urged to remove any vehicles, fencing, landscaping, etc. that are less than 10 feet from the above-mentioned roadways. No start date has been communicated to the POA at this time.

INTERNET- Bledsoe Fiber, Ben Lomand, and Frontier have been given the green light to jointly run fiberoptic cabling into the park, which is just now wrapping up. Current Frontier customers will be automatically offered an upgrade to their accounts, and Ben Lomand will be contacting the remaining residents to register for their account. Accounts will range from \$35 - \$65 per month and can include land line telephone service. The project is slated to be completed by September of this year.

MAIL- Since mailboxes were installed at the front of the park, the local postmaster sees no need to change the current delivery method to our residents, despite written acknowledgement stating the stoppage was to be temporary until the roads were completed. We are reaching out to the district office in Nashville to plead our case. Letters from our residents stating the hardship this decision has placed on us as a community would help our voice carry further. You may address such correspondence to:

USPS Area District Office
525 Royal Pkwy.
Nashville, TN 37229-9998
(615) 885-9525
James Lentz, District Manager

LAKE PARK RESORT

2023-24 LPRI Property Assessment & Membership Dues

(September 16, 2023 – September 15, 2024)

ADDRESS LABEL HERE

No. of Lots _____ x \$5 = \$ _____ + No. of Dwellings _____ x \$10 = \$ _____

+ Arrearage \$ _____ + 2023/24 POA Membership Dues \$50 = Total Due **\$ _____

*Remit Check or Money Order to
LPRI * PO Box 3824 * Crossville * Tennessee * 38557*