

# LAKE PARK RESORT, INC.

VOLUME XXIII | ISSUE 2 FEBRUARY 15, 2023

## **LPRI Board of Directors**

*as of 02/15/2023*

### **Tony Clagg, Chairman**

*Since Oct. 2022*

### **Robyn Riel, President**

*Since Oct. 2020*

### **Marva Hughes, V. President**

*Since Oct. 2021*

### **JerriLynn Toms, Sec./Treas.**

*Since Oct. 2021*

### **Ross Toms, Parliamentarian**

*Since Oct. 2022*

## **SUGGESTIONS?**

With the closure of Twin Lake Dam road, several members have inquired about changing the names of Sharon and Diane Circles because they will no longer be circular.

Also, the Park itself needs a name change. We all despise the "Resort" part of the name, and "Park" confuses tourists who are looking to visit the plethora of Tennessee State Parks nearby. They don't realize this is a private community.

Please bring your ideas and suggestions to the June 3<sup>rd</sup> meeting. The top three of each will be voted on by the Board.

## **Logging Committee Report**

Phase I of the road construction was to complete Walker Drive. Unfortunately, groundbreaking was postponed several months due to litigation which allowed the ground to freeze and thaw. It will be completed in the spring. Phase II is complete. Phase III, which will address the side roads, will be funded by future property sales.

## **Divestiture Committee Report**

The Park has contracted with a dedicated realtor to handle ALL LPRI property sales. She knows the community well as she lives in it. We currently have two lots listed with her with more coming soon. Strict guidelines have been laid out regarding the types of dwellings permitted as well as how long the new owners have to build on the lot.

*New By-laws were ratified at the October 2022 meeting. Originally drafted in December, the final draft was recorded January 31, 2023. Copies may be purchased at the Cumberland County Courthouse for \$2 each.*

## **Dam Issues**

Spring Lake dam now has two leaks due to large trucks, speeding cars, and a bevy of beavers. Hence, the installation of speed bumps. We've also contracted a company to eradicate the beaver lodge along with its inhabitants. Nearly all of the trees along the shore have been destroyed and they continuously block the overflow.

Twin Lake dam has three major holes which have weakened it substantially. The decision to close the road to ALL but foot traffic was made to avoid losing the dam altogether. It will become a fishing bridge and boat launch with amenities.

## **Leash Law**

We continue to receive complaints regarding dogs roaming the Park off-leash. The By-laws state all dogs should be fenced in or chained up when not supervised. If chained, there must be food, water, and shelter within reach. Strays are responsible for strewing trash, digging up landscaping, killing chickens, chasing cars, and menacing other residents. Pets **MUST** be contained with access to food, water, and shelter at all times. When necessary, you may contact the owner, if known, or Animal Control at 931-456-9873 rather than putting yourself in harm's way or injuring/killing the animal, which is an offense punishable by law in Tennessee.

## **Neighborhood Watch**

In order to aid the authorities with identification, surveillance cameras have been placed randomly throughout the Park. This is for the protection of our family members and our property. To join the Watch, contact [Secretary@lakeparkresort.com](mailto:Secretary@lakeparkresort.com), providing your Name, Address, Phone, and Email Address. There are no fees and no obligations.

Re-Construction Agenda		
Key:	L = Liability Issue	P = Park Amenity
Spring Lake & Beach	Twin Lake & Pier	Lake Park Grounds
<b>L</b> Establish Parking Area <b>L</b> Establish Boundary Fence <b>L</b> Mark Swimming Area <b>L</b> Post Depth Markers <b>P</b> Update Playground Equipment <b>P</b> Create Adult Seating <b>P</b> Build Fire Pit <b>P</b> Restock Fish <b>L</b> Trap Beavers & Relocate Lodge <b>L</b> Post Rules & Warnings	<b>L</b> Dam Road Closure <b>L</b> EPA Water Quality Testing <b>P</b> Establish Fishing Area <b>P</b> Install Benches <b>P</b> Install Pole Holders <b>P</b> Establish Boat Ramp <b>L</b> Introduce Herbicide <b>P</b> Restock Fish	<b>L</b> Lighted Entry Sign on Owenby Rd <b>P</b> Landscape at Entrance on Owenby Rd <b>P</b> Landscape By Fencing @ Beach <b>P</b> Welcome Sign on Diane Cir. Triangle <b>P</b> Bushes on Owenby Rd @ Beach <b>P</b> Picnic Tables @ Pavilion <b>L</b> Re-establish USPS Delivery <b>L</b> Establish Residential Trash Removal <b>L</b> Removal of Abandoned Mobile Homes

### The Pros & Cons of Quitclaim

Quitclaim deeds—sometimes called quick claim deeds—are rarely used in residential real estate sales. It is more commonly used to transfer property when no money exchanges hands. For example: transferring property between family members, transferring real estate to a living trust, to correct errors or title defects from a previous transaction, or adding/removing a person from ownership such as by marriage, divorce, adoption, or death.

#### PROs

- No Sales Tax
- No Agent Fees
- No Closing Costs
- No Lender Fees (cash sale)
- No Inspection Costs
- No Title Fees

#### CONS

- No Title Search
- No Title Insurance
- No Financing
- No Home Warranty
- No Escrow
- No Legal Protection Against Fraud

If saving money is the goal, try asking the buyer to pay closing costs instead. Selling for a fictitious amount (\$1 for example) adversely affects not only the value of said property but also the property values of nearby owners which is reflected in the historic sales figures for the local market.

### FREE FIREWOOD

If you are in need of firewood, please, help yourself! All of the fallen timber left after logging is available at no cost to Owners of Record: tree tops, limbs, trunks, and stumps. Bring your saw and your trailer, then load it up.

### EVENTS CALENDAR

**O** June 3<sup>rd</sup> - Spring Member Meeting

**O** July 1<sup>st</sup> - Good Neighbor Potluck

**C** October 7<sup>th</sup> - Nomination Meeting

KEY: **O**=Open to all owners **C**=Closed/Members Only

### 2023 LPRI Property Assessment & Membership Dues

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

+ Arrearage \$ \_\_\_\_\_ + 2023 POA Membership Dues \$50 = Grand Total \*\*\$ \_\_\_\_\_

Due No Later Than September 15, 2023.

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