

FAQ -Frequently asked questions – Lakewood Civic Association (LCA)

1. What is the Lakewood Civic Association (LCA)?

LCA is a non-profit 501c incorporated Civic Association that was originally formed in the 1950's with the mission to "...solve community problems of common interest to the residents and property holders of the Lakewood subdivision in Baytown."

LCA is a voluntary civic association created to preserve the value and desirability of Lakewood. The LCA strives to enrich the quality of life in Lakewood through community projects and representation of its residents to other organizations and to the City of Baytown. As a member-driven volunteer organization, the LCA is only as strong as the people who choose to participate.

2. How is LCA Organized?

The LCA is organized per a constitution and bylaws filed with the State of Texas.

The LCA follows the LCA bylaws. Bylaws can only be changed after notice to the membership prior to the annual meeting and then adopted if at least two-thirds of the members present vote to approve the change.

The LCA has a board of directors that consist of eight (8) directors. Four shall be elected by the membership each year with 2 year terms. Board officers hold office for a term of one year or until the election of their respective successors.

3. How does one join the LCA?

The membership of the Lakewood Civic Association is limited to those persons or institutions who are residents or property owners of the subdivision of Lakewood in Baytown Texas.

To be in good standing, a member must have paid the annual dues determined by vote of the membership at the annual meeting. The current dues are \$30/year.

4. How is the LCA board nominated and elected:

Per the bylaws, the LCA Board is comprised of 8 board members and an election is held each year where four Board positions (1/2 of the total board) are filled. A board member's term is 2 years.

Nominations of candidates for the board election each year is limited to 8 candidates per the bylaws. The board encourages people to run for the Board by sending out notifications through social media and word-of-mouth seeking people who are interested in running. In many years, it is a challenge to identify eight residents that are willing to commit their time and effort to be on the Board.

The nominees are listed on a ballot sent to each residence in Lakewood in the annual newsletter. Members pay their annual dues and return the ballot with their votes. The top four candidates are elected to the board and announced at the annual meeting in May.

5. How often do the LCA membership and the LCA Board meet?

The LCA membership meets once per year per the bylaws. If needed, special meetings can be arranged with appropriate notice. Notifications of the May annual meeting are sent out in the paper newsletter and posted on social media and the website.

Board meetings are scheduled for each month but are canceled if there is not a quorum available or there is insufficient reason to meet. The LCA Board also has an Open Meeting policy for board meetings which is posted on our website (www.lakewoodcivic.org) under Organization -> Lakewood Civic Association. Board meeting times and dates are posted on the LCA website at least two weeks in advance. Registration is required to attend a meeting to ensure a member is informed if the meeting is canceled.

6. How to stay informed about LCA activities and the neighborhood?

The LCA provides information through our website (lakewoodcivic.org), our Facebook site (<https://www.facebook.com/LakewoodCivicAssociationBaytownTX>), posts on NextDoor Lakewood (nextdoor.com) and email. If you haven't received an email from us lately and wish to be on the distribution, please send your email address to: lca1_board@lakewoodcivic.org

7. What is the relationship between the Lakewood Civic Association and the Lakewood Boat Club?

LCA owns the boat launch property and oversees the Lakewood Boat Club and is responsible for maintaining the property.

The Lakewood Boat Club was originally organized by the primary owner and developer of Lakewood for the benefit of Lakewood. Unfortunately, the Boat Club languished and failed to pay the property tax on the boat launch. The LCA board decided the boat launch was an asset to the neighborhood, located the heirs of the developer, and obtain their agreement to transfer ownership of the property to the LCA in exchange for LCA paying the back taxes.

8. Who can join the Lakewood Boat Club?

Any LCA member can join the Lakewood Boat club for an additional fee. There are a few slots allowed for outside of Lakewood memberships at a much higher fee. The allowed non-Lakewood memberships may be adjusted to alleviate any crowding issues at the launch.

9. Where does LCA spend money from member dues?

An accounting of the LCA income (from dues) and expenditures is provided to the membership at the annual meeting in May of each year. There are not many expenses paid out by the LCA and the bank balance has remained stable over many years.

No member or board member is paid.

Most of the fees for the boat club are spent on insurance and maintenance of the boat launch property including mowing, repairs, keys to the gate, etc.

Outside the boat launch, the expenses of the LCA include the annual newsletter mailed to every home in Lakewood, insurance, water for the Lakewood subdivision sign plants, a post office box, required registered agent, website fees, and support of some neighborhood events.

Ten dollars of the \$30 annual dues are given to the Lakewood Pool – see Lakewood Pool LCA relationship FAQ.

10. What is the relationship between the Lakewood Civic Association and the Lakewood Pool Club?

Lakewood Pool Club is run by a volunteer organization that is separate from the LCA. In 2010 a LCA member requested, following bylaws, to raise the annual LCA membership fee from \$20/year to \$30/year with the extra \$10/member/year going to help support the Lakewood Pool. A vote was held at the annual meeting that year and the membership decided the pool was an important asset to the neighborhood and needed funding. Therefore the LCA contributes \$10/LCA member/year to the Lakewood Pool.

11. What is the relationship between the Lakewood Civic Association and the Lakewood Garden Club?

Lakewood Garden Club (LGC) is run by a volunteer organization that is separate from the LCA. However, as stated, the LCA does partner with the LGC on the maintenance of the subdivision signs on Post Oak Street and Bayway Drive, and Lakewood Drive and Bayway Drive.

12. Who owns the Lakewood Subdivision signs?

The Lakewood sign at the corner of Bayway Drive and Post Oak Street was designed and funded by the LCA and installed with volunteers. LCA has a lease contract with GCCISD to have the sign on the school-owned property. The Lakewood Garden Club (LGC) maintains the flowers and bushes around the sign and the LCA prepays the LGC yearly for water usage at the sign.

Previously there was a 2nd older sign at the corner of Bayway Drive and Lakewood Drive that was hit by a vehicle and destroyed. At that time the property owner would not give the LCA permission to replace the sign, even though a lease agreement was offered. The property was then sold and a lease agreement was made with the new property owner. This new sign was designed by the LCA, paid for by a City of Baytown grant and installed by the Sea Scouts, LCA members and neighborhood volunteers. This sign project demonstrated the great teamwork we have in Lakewood by 3 members of the Sea Scouts coordinating the project as part of their Quartermaster Award, the sign and landscaping was done with all volunteer labor from the Sea Scouts, LCA and others in the neighborhood, the LCA maintains the sign and the Lakewood Garden Club maintains the landscaping.

13. What are some of the past accomplishments of the LCA?

Represented Lakewood on numerous issues and initiatives such as the City of Baytown's Bayway Drive Corridor Study to provide input on enhancements to Bayway Drive that would benefit our subdivision, opposition to drilling for oil/gas in the adjoining Burnet Bay, and GCCISD High School rezoning

Started the Good Neighbor Award program to recognize people performing good deeds in Lakewood.

Provided a welcome to Lakewood orientation information to new residents (restarted in 2020).

Sponsored neighborhood events like the Halloween Decorating Contest, Community Garage Sales, National Night Out and a Summer Kick-off Party at the Lakewood Pool.

Assisted Baytown Junior School with several Color Runs to raise funds for the Girls Athletics Program.

Upgraded the gate and fence to improve the security at the Lakewood Boat Ramp.

Collected clothes for the Lakewood Church of Christ (now the Centro De Avivamiento MAAM church) school-age clothing drive. This effort is on-going to provide clothes at no cost to school age children Pre-K through 12th grade.

Have communicated with owner of lot across from Baytown Junior in efforts to prevent a RV Park from being built there. The LCA polled area residents for suggestions on what would be beneficial for them at that location and we provided that information to the property owner.

14. Does Lakewood have deed restrictions?

The Lakewood subdivision was developed over a number of years and individual deed restrictions were created for each new section (more than 20 sections in Lakewood). A summary of deed restrictions can be found at: http://www.lakewoodcivic.org/?page_id=194

For most people purchasing their home is the largest single investment that they make. Deed restrictions assist in maintaining home values and can minimize disputes between neighbors. To maintain a nice looking neighborhood, if deed restrictions are being violated, when applicable, the LCA does contact the property owner, tenant, or the City of Baytown if there is a City ordinance violation like grass/weeds exceeding limits. Please note that the City of Baytown (not the LCA) rigorously enforces its yard parking ordinance.

15. Are the Lakewood deed restrictions enforceable?

Some portions of the older deed restrictions may no longer apply; however, the applicable deed restrictions are still enforceable. Any group or individual can take court action to seek compliance with the deed restrictions. The LCA takes an interest in deed restrictions as a service to the neighborhood to keep the property values up for the majority of Lakewood property owner and residents.