

## **LIVING IN LAKE LUCERNE**

### **General Overview**

Every family living at Lake Lucerne has an investment in good living. In the interest of continuing to protect that investment, the Lake Lucerne Club Company sets forth this booklet for the information of our members and friends. This book is not all-inclusive in its scope, rather it aims to give some guidelines that experience has proven to be useful over the years since Perce Sheldon first set out to make a special place for living in the wilds of Geauga County.

#### **1. OUR HISTORY**

Lake Lucerne had its beginnings in the days when travel beyond the Cleveland city limits into the wilderness of Geauga County was considered truly adventurous. In 1922, a land company under the leadership of Perce R. Sheldon purchased the Timmons farm, including the farmhouse still located at Lakeshore Drive and Route 306. This initial subdivision, of what would later be five, was developed by the land company to include the dams and the lake, two ponds, several parks, a water system, roads, and facilities for tennis, golf, and other activities.

In 1931, the Lake Lucerne Club Company was formed with a membership of eleven homeowners and land owners. Clint Horne served as the first president, spanning a fourteen-year period. He led the club in the transfer of ownership of lakes, parks, roads, and the water system from the Lake Company to the Club Company.

Today the Lake Lucerne Club Company consists of approximately 300 members and the development covers 400 acres, including 75 acres of lakes and parks and almost 5 miles of roads.

#### **2. OUR PHILOSOPHY**

An atmosphere conducive to raising children is maintained, as Lake Lucerne is a family community. This is but one of the reasons that Lake Lucerne operates under two basic social principles - respect for the rights of individuals and responsibility to the community as a whole.

#### **3. OUR RULES**

Although the land and roads are private, members are expected to adhere to the laws of Bainbridge Township, Geauga County and the State of Ohio. The operative documents which govern our conduct are:

1. The Restatement and Amendment of the Deed Restrictions for The Lake Lucerne Subdivision Geauga County, Ohio ("Deed Restrictions")
2. Lake Lucerne Club Company Architectural Review Board Standards ("ARB Standards");
3. Regulations of the Lake Lucerne Club Company ("Regulations").
4. Rules of the Lake Lucerne Club Company ("Rules").

The Deed Restrictions, ARB Standards, Regulations and Rules have been adopted by the Lake Lucerne Club Company's Membership at the Annual Meeting or by the Board of Trustees. These rules can and do change as the Board of Trustees and ARB meet monthly. Updated copies of these rules can be obtained from the Club Company's secretary and are available on Lake Lucerne's website, [www.lakelucerneohio.com](http://www.lakelucerneohio.com).

#### **4. OUR ORGANIZATION**

The Deed Restrictions and Regulations provide that our community is governed through its officers, trustees and committees. Officers, consisting of a President, Vice President, Treasurer and Secretary, and seven trustees are elected at the community's annual meeting which is usually held in November. Meetings of the Board of Trustees and Architectural Review Board are held monthly.

#### **5. OUR RESPONSIBILITIES**

As provided in the Deed Restrictions and the Regulations, all lot owners are members of the Lake Lucerne Club Company. Annual dues are set at the Club Company's annual meeting. Each Member must pay dues to cover general upkeep and maintenance of Club Company property such as the common areas, lakes, ponds, and roads, water service to homes in the community, and an escrow component for major capital expenditures.

#### **6. OUR FACILITIES**

Members share jointly in the ownership and enjoyment of the following:

ROADS - Rights of way, averaging 40 feet in width, are paved and maintained by the club for both vehicle and pedestrian traffic. Winter snow plowing and cindering is provided.

SPORTS – Lake Lucerne maintains a soccer field and a tennis and basketball facility off of Westhill. In addition, Memorial Park and Pond, named in honor of Perce Sheldon, is the former golf course between Overlook and Maple Drives. It serves as a center for winter sports activity or for picnics or other outdoor functions in conjunction with the meadow and beach area. Pempin Field, named in memory of Bill Pempin, is a well-equipped baseball diamond. There is a basketball hoop on the beach parking lot and adjoining the lot is a volleyball court.

LAKE - For over 60 years the lake and ponds have remained the focal point of our community. From the recreational value of the facility for boating, swimming, fishing and ice-skating to the aesthetic benefits derived from its beauty, our waters are held to be one of the most important assets. In the winter, the water level is lowered as a precaution for the protection of the dams and causeway. Early in the spring, the lake level is raised to establish proper spawning conditions for the fish. Continued professional attention throughout the summer is given to algae and weed control, and the water is monitored to protect its quality for swimming. All fishing in all lakes and ponds is strictly catch-and-release.

WATER - A private system consisting of thirteen wells and five pumping stations provides fresh water capacity in excess of 50,000 gallons per day.

Since we have no meters, club members are "on their honor" to adhere strictly to the rules to safeguard the water supply.

Residents must be water conscious when wells and/or pumps are being repaired, or during any water emergency. Please cooperate.

Please be aware that water is a very great force here, especially after a heavy rain. Please consult with the board before you in any way change the flow of ground water or runoff on your property. This is particularly of concern when putting in new yards, re-landscaping old yards, or paving driveways. The homeowner is responsible for repairing any damage that may result from the obstruction. As a corollary, please maintain your culvert and roadside ditch.

## **7. OUR ACTIVITIES**

Swimming and sunbathing - Selected, certified lifeguards preside over a sand beach, shallow children's swimming area, and deep-water facilities for diving and swimming practice and competition. Swimming instruction at a nominal fee to all age levels is offered.

Boating and fishing - Central docking facilities and a well-stocked lake combine to provide fishing from land or water, and sailing for pleasure or in competition. All fishing in all lakes and ponds is strictly catch-and-release.

Social get-togethers - Several ad hoc committees organize events throughout the year for the pleasure of our members which have in the past included a spring tennis outing, a fall clambake, book clubs, an "empty nesters" club, and a holiday dance.

Fall Clean-up – As necessary, a morning is set aside in the fall to complete the winter preparations of our club property.

Clean-up day - In early May, we all pitch in for a day of organized work to spruce up our community then gather for a fun picnic with our neighbors.

Fourth of July - This is a wild and wonderful celebration. A tradition that is pure Americana from flag raising to fireworks, including parade, relays, races, contests, prizes, hot-dogs, and sunburn.

Garden Club - All adult women are invited to become members of the Lake Lucerne Garden Club and to participate in the monthly meeting. Activities include planting of selected areas, a Welcome Tea for new residents, decorating of entrances and mailboxes in December, and arranging visits from the Easter Bunny and Santa Claus to Lake Lucerne youngsters. The annual spring luncheon heralds the season. Green-up day - Garden Club women meet the first Monday in June to weed and trim, and plant entrances to Lake Lucerne and to beautify other club properties with planting.

The "Lake Breeze" - A newspaper is published by and for the residents of Lake Lucerne. The "Breeze" relies on residents for news items, writing and editing. Any resident may contribute articles.

Web Site – We maintain a website, [www.lakelucerneohio.com](http://www.lakelucerneohio.com) on which news about our community is posted.

## **8. CONCLUDING THOUGHTS**

The operating rules set forth in Deed Restrictions, ARB Standards, Regulations and Rules are not new. They have been practiced in our community for many years. Most are practices for good community awareness, guidelines for successful community living while protecting individual rights. This is what we are about. This is why those of us living in Lake Lucerne feel its uniqueness - and those yet to join us will become assimilated and involved in the spirit of "LIVING IN LAKE LUCERNE."