



[www.golakecarroll.com](http://www.golakecarroll.com)

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**3-200 ASSOCIATION DR | LANARK, IL 61046 | 815.493.2552**

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Welcome to Lake Carroll!

It is our pleasure to welcome you to a lifetime of fun and enjoyment here at Lake Carroll. The variety of facilities and activities available coupled with a very active Association, provides a four-season recreation oriented community.

Basic materials to help introduce you to Lake Carroll are included within this packet. We ask that you complete the enclosed information, and mail it to our address in the enclosed envelope. If you have not completed the Information Sheet provided prior to closing on your property, we ask that you complete it prior to obtaining your membership cards. Membership photo ID cards will be issued to members of the immediate family residing at the same principle residence. Members wishing to use the Lake Carroll amenities must present their current amenity photo ID card.

The Information Sheet also provides information on decals and other items needed to register any vehicles, boats and other recreational items. One vehicle decal will be issued at no cost. Please provide the Association with a copy of the state registration that will provide the make, model, year & license plate # to obtain your decal. Decals, which are required on any vehicle you own and is used while on the premises, are to be displayed in the lower left corner of the driver's side windshield.

We recommend Members register to log onto the official Lake Carroll Association website ([www.golakecarroll.com](http://www.golakecarroll.com)). By doing so you will receive important LCA updates as well as event and meeting information and the ability to order and pay for items and fees online. Committee information, a calendar of events, important telephone numbers, email addresses and general rules of the Association are just some of the information available.

It is also recommended that Members sign up for our Reverse911 Emergency Notification System. This allows us to contact you via multiple phone numbers and/or email addresses in the event we have determined serious/urgent information needs to be dispersed to our membership.

If you have further questions, please feel free to write, call, email or visit our office. We hope to see you and your family enjoying all the facilities Lake Carroll has to offer!



## **What is Lake Carroll?**

Lake Carroll is a private four-season, recreation-oriented, planned community that provides a secure environment for the members. This environment includes, but is not limited to: a 640 acre lake, an 18 hole golf course, rolling wooded hills with scenic views, a clubhouse, restaurant, lodge, ski hill, swimming pool complex, fish hatchery, campground, equestrian area, wildlife and trails.

## **Mission Statement Lake Carroll Association**

The mission of the Lake Carroll Association (LCA), a private not-for-profit Illinois corporation, is to maintain and enhance the assets of the Lake Carroll 5,000+ acre complex, while striving to ensure that each lot owner has the opportunity to partake of the various amenities, according to his or her schedule while protecting the ecosystem.

## **Vision Statement Lake Carroll Association**

Lake Carroll will be a private, highly desired community in which many will seek to purchase property and become members. The Lake Carroll Association (LCA) will fund and manage the amenities to ensure that the four-season, recreation-oriented community is maintained and enhanced, while the members are united in their efforts to support all of the amenities.

The LCA will be self-funded to ensure autonomy. The primary means of funding will be membership dues and revenues generated by the sale of products and services.

The LCA will provide a management team utilizing proven management skills in leadership, financial planning, project management, and communications, which will maintain, enhance, and protect the assets of Lake Carroll as well as the safety and security of its members and guests.

The LCA will provide rules and regulations, which govern our members and serve to enhance and protect our facilities while not impeding the enjoyment of the amenities.

The LCA, by its Covenants and Restrictions, By-Laws, Rules and Regulations, as well as this Vision Statement will encourage the highest standards of ethics and behavior by its employees, members, and guests.



## **A Private Four-Season Recreational Community**

Lake Carroll is a 5,000 acre community established in 1972.

The Dam/Lake was constructed during 1973/74.

There are approximately 2,151 lots and 979 homes as of January 2021.

### **Amenities Include:**

**Lake** - 640 acre, 65' deep w/average depth of 20'

- 2 marinas with launches & picnic pavilions (one includes gas and bait shop)
- 330 boat slips
- Beach area for swimming
- Pell Park for secluded picnics

**Clubhouse** - Restaurant & Bar, Outside Event Patio, Lower Level Event Room

**Lake Carroll Golf Course** - An 18-hole, semi-private, championship golf course with Pro Shop, driving range and putting green

**Equestrian Area** - Boarding/pasture area and access to the trail system

**Campground** - 132 Electrical Sites on 113 acres, 126 seasonal and 6 daily/weekly sites; Water hook -ups: 97 shared, 35 private.

**Trails** - 14.5 miles of for ATV's in the summer, snowmobiles in the winter and hikers, bicyclists and horseback riders year around

### **Plumtree Recreation Area**

- Aquatic Complex -Indoor Pool open year-around  
-Outdoor Pool open Memorial Day—Labor Day
- Plumtree Lodge - Activity rooms, fitness center, Barrel Lounge Bar, and fireplace lounge
- Tube Tow with tube rental
- Sledding Area
- Tennis Courts

### **Administration Building and Conference Center**

**Fish Hatchery** – Providing outstanding stocking for our lake including Walleye, Northern Pike and Muskie.



# lake carroll

## ASSOCIATION

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3-200 ASSOCIATION DR. ♦ LANARK, IL 61046 ♦ 815-493-2552

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## Payment Plan & Collection Policy

*Effective January 1, 2024*

Lake Carroll Association will only accept the following Assessment Payment Plans:

### ❖ Payment in Full

- Annual Dues Payment by Cash/Check/Money order.
- Annual Dues Payment by Credit Card - Will incur a one-time service charge.
- Annual Dues Payment by ACH – Will incur a one-time transaction fee.

### ❖ Monthly Payment Plan

- Recurring Monthly Payments must be set-up in Northstar Software System via Website or Mobile App.
- To qualify for the Monthly plan, you must be a member in good standing on December 31st of the prior year.
- **The option to choose Monthly ACH must be declared to the Association Office in writing by January 31. The first payment will occur on February 15<sup>th</sup> and will continue through Nov 15<sup>th</sup>.**
- Monthly Dues Payment by Credit Card - Will incur additional service charge.
- Monthly Dues Payment by ACH - Will incur additional transaction fee.

Lake Carroll Association will apply any monies received to the oldest account balance first – for example if mowing, marina fees remain unpaid at the end of the prior year, any payments made will first be applied to these delinquent balances and any late fees before applying payments to current year dues.

Special Assessments will follow the same collection policy unless the Special Assessment specifically has a different collection plan.

Payment not made annually or monthly in accordance with this policy may result in late fees and reporting to the credit bureaus. Any delinquent account (Annual or Monthly) will follow the below collection policy.

Action	Action to be taken	Action Date	Charge to Owner
Unpaid Dues / Fines	Late fee assessed	At Due Date +1 day	\$100
	An "Intent to Lien" and "Demand for Payment" letter is sent to the owner by certified mail	At Due Date + 30 days	\$250
	A Notice of Delinquent Assessment Lien is filed against the delinquent property and charges for the processing and recording of the lien will be levied against the owner's delinquent account	At Due Date + 60 days	\$500
	Delinquent accounts may be sent to Collection Agency, Small Claims Court and/or Legal Counsel for collection proceedings	At Due Date +90 days	All collection fees & legal costs
Aged Receivable Balances	Management will review details on any membership account and deem as uncollectible for write off from Association membership.		

*We may report information about your account to the credit bureau(s). On-time payments may have a positive impact on your credit and payments made 30 days late may have a negative impact and result in a late fee.*

**As always, if you have any invoice questions or disputes, please call the Association Office at (815) 493-2552.**



# Information Sheet lake carroll association

3-200 Association Drive  
Lanark IL 61046  
Ph: 815.493.2552

# 2024

**FOR OFFICE USE ONLY**

Check # \_\_\_\_\_

Amount Enclosed: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

PRIMARY ADDRESS	
Name:	_____
Address:	_____
City/St/Zip:	_____

Section:	_____
Lot:	_____

SECONDARY/SNOWBIRD ADDRESS	
Address:	_____
City/St/Zip:	_____

Information sheets **MUST** be returned before amenity cards and decals will be issued.

Phone Numbers—Verify or Update Do NOT include children's numbers.			
	Name	Number	Email
Cell 1			
Cell 2			

Children age 24 and under by January 2024, residing at the same principal residence are eligible for amenity cards.

Children age 25 and older require two (2) proofs of residency each year to be eligible for amenity cards.

*(Proof of residency: CURRENT Medical, Utility, or Cell Phone Bill; CURRENT Bank or Credit Card Statement; etc.)*

	Name (first, last)	Relationship	Birth Date	Boater Safety Date	ATV/UTV Safety Date
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

**DECALS:** Please complete the following information to order decals. You will received one (1) VEHICLE and one (1) GUEST PASS at no charge. Payment is required prior to issuing additional decals. Refer to the decal fee schedule at the bottom of this page.

**INSURANCE:** A current copy with a minimum of \$500,000 liability is required to register all Campers, Golf Carts, Off-road Vehicles, Snowmobiles, and motorized Watercraft. Decals will not be issued if insurance is expired.

**NEW BOATS:** All new boats must be measured by Security prior to issuing a decal.

Decal Information:									For Office Use Only	
	Type	Year	Make	Model	IL Reg#/License	T/C	Ins Exp Date	Ins Limit		
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										

Please mark your total decal quantities for each group below:			
# of Decals	Type of Decal	\$ Per Each Decal	
	ATV/UTV	@ \$70 ea	\$
	RV/Campers	@ \$50 ea	\$
	Golf Cart - Street Use Only	@ \$70 ea	\$
	Golf Cart - Private Cart (Course Use Fee with decal included)	@ \$350 ea	\$
1	Guest Pass - FREE per dues paying lot	FREE	\$ No charge
	Guest Pass	@ \$5 ea	\$
	Motorized Boat	@ \$65 ea	\$
	Non-Motorized Boat	@ \$5 ea	\$
	Snowmobile	@ \$50 ea	\$
1	Vehicle - FREE per dues paying lot	FREE	\$ No charge
	Vehicles (Cars, Trucks, Motorcycles)	@ \$35 ea	\$
		TOTAL DUE	\$

# Lake Carroll Communications



The Lake Carroll Association offers numerous communication tools to our membership.

**LAKE CARROLL NEWS (LCN):** Access to the online LCN is available on our website.

**ELECTRONIC COMMUNICATION CONSENT:** Please check on the form to provide your consent for us to communicate to you via electronic means. This includes receipt of our weekly emails, notification of meetings and your option to vote online when available.

**REVERSE911 EMERGENCY AUTOMATED MESSAGING SYSTEM:** In situations deemed urgent by LCA management or Security, LCA may send a message to you via phone, text and/or email. Each primary lot may have up to 5 phone numbers (landline or cell) and 6 emails that will be contacted in such an event. You may also provide information on special needs of the residents or if you have any special talents or abilities to offer in an emergency situation.

You are required to identify a single “primary” phone number, that will be used in the rare catastrophic situations such as confirmed tornado activity within our area and other such events, when a more time sensitive alert is necessary. All listed numbers will be contacted for other none time critical events.

We encourage you to OPT-IN FOR TEXTING ALERTS as it is the fastest transmission of urgent messages. You will find instructions to do this under Reverse911 on the other side.

This is your opportunity to update your Reverse911 registration; whether you’re new or need to revise your information, please complete and return the form on the reverse side of this page.

**NOTE:** LCA will not share or sell your contact information. Please keep your accounts up-to-date. Thank you for your participation.

***Lake Carroll Administration***  
*See other side for registration forms.*

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***Contact Information for Communications***  
***815.493.2552***

***Administration Office ..... lcadmin@golakecarroll.com; ext. 116***  
***www.golakecarroll.com..... info@golakecarroll.com; ext. 116***



# 1 Electronic Communication Consent

I give consent for Lake Carroll Association to communicate to me via the emails provided. This includes, but is not limited to the weekly emails.



# 2 Online & Phonebook Consent

I give consent for LCA to display my contact information viewable only to other LCA Members in the online directory. Date of Birth must be provided to be displayed in the online directory.

I DO NOT give consent for LCA to display my contact information in the LCA Members Phonebook.

# 3 LCA Reverse911 Registration:

Date: \_\_\_\_\_ New \_\_\_ Revised \_\_\_

**Member #1** Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Primary Address: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Primary City/State/Zip: \_\_\_\_\_

LC Sec: \_\_\_\_\_ LC Lot: \_\_\_\_\_ LC Street Name (*Houses only*): \_\_\_\_\_

Email: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

**Member #2** Name: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

**REQUIRED:** You are required to identify a single "primary" phone number, that will be used in the rare catastrophic situations such as confirmed tornado activity within our area and other such events, when a more time sensitive alert is necessary. All listed numbers will be contacted for other none time critical events.

**Primary:** \_\_\_\_\_

**Other contact numbers IN ADDITION to those provided above (5 total):**

3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

**Other contact email addresses IN ADDITION to those provided above (6 total):**

3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

6. \_\_\_\_\_

**\*\*\*To received TEXT instead of VOICE on your cell phone, Opt-in by texting ALERT to 22300.\*\*\***

**Special needs within the household:** (please be specific - i.e. requires oxygen, disabled, etc)

\_\_\_\_\_  
\_\_\_\_\_

**Special talents or abilities:** (List anything that you would be willing to share/volunteer in the event of a community disabling event. i.e. ham radio operator, registered nurse, computer specialist, availability to power generators, ATV's etc.)

\_\_\_\_\_  
\_\_\_\_\_

*See details on other side. You can scan and email this form to info@golakecarroll.com, Fax (815.493.2883), or mail/drop off completed form at the LCA Admin Office, 3-200 Association Dr, Lake Carroll, IL 61046*

**4 LCA Website Registration:** The information in your membership account will be used to set up logon credentials for our website. Your username(s) and password(s) will be sent to you. If you have any questions regarding your web logon(s), please send an email to info@golakecarroll.com.



# Lake Carroll Association

## Fee Schedule 2024

				2024 Dues: \$2585	2024
<b>Campground Fees</b>	Yearly (April 1 - Mar 31)	Members Only	Campsite		\$ 865
	Daily	Member	Electric Sites		\$ 45
	Daily	Guest	Electric Sites		\$ 65
	Daily	Member	Overflow		\$ 20
	Daily	Guest	Overflow		\$ 30
	Weekly	Member	Electric Sites		\$ 175
	Summer (April 1-Oct 31)	Members Only	RV/Camper Storage - No Utilities		\$ 235
	Winter (Nov 1-Mar 31)	Members Only	RV/Camper Storage - No Utilities		\$ 165
<b>Golf Course / Range Fees</b>	<b>Range</b>	Range Fee - Small Bucket			\$ 5
		Range Fee - Large Bucket			\$ 10
		Seasonal Range Membership		Single	\$ 200
		Seasonal Range Membership		Double	\$ 300
		Seasonal Range Membership		Family - Up to 6 Family Members	\$ 400
	<b>Carts</b>	Daily	Cart Rental (per person)	9 holes	\$ 10
		Daily	Cart Rental (per person)	18 holes	\$ 20
		Yearly	Cart Lease	Single / 1 Seat	\$ 500
		Yearly	Cart Lease	Double / 2 Seat	\$ 675
		Yearly	Cart Lease	Additional Children ages 13-16	\$ 60
		Yearly	Inside Storage - Pvt Cart	Gas Cart	\$ 200
		Yearly	Inside Storage - Pvt Cart	Electric Cart	\$ 300
		Yearly	Private Cart	Private Cart Usage Fee w/Sticker	\$ 350
		Daily	Private Cart Rider	9 holes Extra Rider in Private Cart	\$ 5
		Daily	Private Cart Rider	18 holes Extra Rider in Private Cart	\$ 10
No Show Fee for missed Tee Time				\$ 25	
<b>Tube Hill Fees</b>	Daily	Tube Rental - per hour	Members - all ages	\$ 5	
	Daily	Tube Rental - per hour	Guests - all ages	\$ 7	
<b>Lake/Marina Fees</b>	Yearly	Marina Slip		\$ 750	
	Yearly	Shoreline Slip - Owner using (1) Side		\$ 375	
	Yearly	Shoreline Slip - Owner using (2) Sides		\$ 1,125	
	Daily	LCA Rental Slip		\$ 50	
	Weekly	LCA Rental Slip		\$ 150	
	Yearly	Boat storage, lower lot		\$ 500	
	Summer (April 1-Oct 31)	Boat storage, lower lot		\$ 250	
	Winter (Nov 1-Mar 31)	Boat storage, lower lot		\$ 250	
	Winter (Nov 1-Mar 31)	West Marina - Dock Storage		\$ 225	
Per Season	Kayak Storage Rack Rental		\$ 50		
<b>Mowing Fees</b>	Owner contacted LCA to schedule (planned mowing)			\$ 100	
	LCA not contacted and LCA mowed (unplanned)			\$ 200	



# Lake Carroll Association

## Fee Schedule 2024

		2024
<b>Pool Fees</b>		Indoor / Outdoor General Use - Members \$ -
		Swimming Pool Lessons (Member) \$ 50
		Swimming Pool Lessons (Non-Member) \$ 75
	<b>Adults (18+)</b>	Indoor / Outdoor General Use \$ 6
	<b>Children (5-17)</b>	Indoor / Outdoor General Use \$ 6
	<b>Toddler (0-4)</b>	Indoor / Outdoor General Use \$ -
		Outdoor Pool Rental (Minimum 2 hours) \$ 300
		Additional Pool rental per hour \$ 100
		Indoor Pool Rental (Minimum 2 hours) \$ 300
		Additional Pool rental per hour \$ 100
<b>Administrative Fees</b>		Vehicle Decal - Guest Pass \$ 5
		Vehicle Decal - First Vehicle Free \$ 35
		Motorized Watercraft \$ 65
		Non-Motorized Watercraft \$ 5
		ATV/UTV Registration \$ 70
		Snowmobile Registration \$ 50
		Golf Cart Registration - Street Use only \$ 70
		RV/Camper Registration \$ 50
		FA Property Transfer Fee \$ 375
		Admin Doc Transfer Fee \$ 125
		Replacement decals/Membership cards \$ 25
		NICOR Natural Gas Permit Fee \$ 280
<b>Clubhouse and Lodge</b>		Lodge Rental (Deposit) \$ 250
		Lodge Rental (Member) \$ 500
		Lodge Rental (Sponsored) \$ 1,000
<b>Pavilion Rental Fees</b>		Pavilion Rental - 1/2 Day (Sunrise to 3pm or 4pm to Midnight) \$ 50
		Pavilion Rental (Full Day) \$ 100
<b>Deer Hunting Fees</b>	Per Season	Member \$ 55
	Per Season	Sponsored Non-Members \$ 205
	Per Season	Replacement of LCA Hunting Permit Card \$ 25



3-200 ASSOCIATION DR | LANARK, IL 61046 | 815.493.2552

## **A message from the Lake Carroll ARCHITECTURAL & ENVIRONMENTAL DEPARTMENT**

- Any projects involving work being performed by a contractor must be permitted through the A&E Department.

Exceptions: Mowing, Re-Mulching, & Bush Trimming.

- All contractors must be registered with the Association prior to providing services in Lake Carroll. A list of registered contractors can be found on our website or a hard copy may be picked up at the Administration Office.
- For more information, please refer to the **Lake Carroll Building Rules and Regulations** found on Condo Control—Library, or a hard copy may be picked up at the Administration Office.
- **Permits** may be found on our website or hard copies are available at the Administration Office.

Questions?

Contact the Building Inspector at  
815-821-5296.