

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION



W3730 Club House Dr., Lake Geneva, WI 53147
262-249-1200

www.lakecomobeachpoa.com

**Lake Como Beach Property Owners Association
("LCBPOA")**

2025 OFFICERS

President: John Winters
262-208-8989
Jswtrucking018@yahoo.com

Vice President: Dennis Hammer
773-426-7645
Hammertimeusa1@att.net

Treasurer: Mike Spread (Interim)
lcbpoatreasurer@gmail.com

Secretary: Judy Decker
847-989-6039
meenmom159@aol.com

OTHER CONTACTS

Clerk: Sindee Benson
262-249-1200
clerk@lakecomobeachpoa.com

Events Manager: Julie Benedict
262-325-8163
clubhousemanager12@gmail.com

DISTRICTS

The five (5) Lake Como Districts and their Directors are listed below. The Directors are available as your direct contact with the Association.

District 1 (Birch Rd. to East side of Beach Rd.)

Tina Invergo

630-804-9232

tinvergo.dist1director@gmail.com

Sue Winters

262-620-2049

jswtrucking@yahoo.com

District 2 (West side of Beach Rd. to East side of Hickory (& Deer Crossing))

Janet Kowalski

262-248-2499

jkowalski32@wi.rr.com

Terry Pody

262-749-9076

tpody@aol.com

District 3 (West side of Hickory Rd. to Mistle Rd.)

John Javorski

708-653-2625

johngjav1@gmail.com

Theresa Wright

708-378-3253

Tlwright2007@yahoo.com

District 4 (Mistle Rd. to East side of Tamarack Rd.)

Ray Czarnik
708-878-4577
ramhawker@aol.com

Ruby Chambers
312-203-4786
racham56@aol.com

District 5 (West side of Tamarack Rd. to Dandelion Rd.)

John Bouck
847-636-4663
bouckjj@yahoo.com

Anne Witt
847-226-3058
witta1969@gmail.com

COMMITTEES

Activity/Welcome:

Tina Invergo
tinvergo.dist1director@gmail.com

Bylaw Committee:

Janet Kowalski
jkowalski32@outlook.com

Clubhouse Committee:

Ruby Chambers
racham56@aol.cm

Finance Committee:

Ray Czarnik
ramhawker@aol.com

Lake Shore Committee:

Tom Cavadias
tcmailbox123@gmail.com

Pier Committee:

Marla Walsh
marla.k.walsh@gmail.com

Secretary: Bernadette Moran
lcbpoapiersecr@gmail.com

LCBPOA PROPERTY OWNERS **GENERAL RULES/RESPONSIBILITIES**

About Us: The LCBPOA is overseen by the Executive Board & it's Board of Directors which consists of its President, Vice-President, Treasurer, Secretary and two Directors from each of its 5 Districts. Purchasing property within the Association makes you a member. Paying all dues on time makes you a Member In Good Standing & allows you to use all Association Amenities. The LCBPOA Board of Directors has a monthly meeting the 3rd Wednesday of each month (except November & December) at 7:00 p.m. at the Clubhouse.

The following rules must be followed by all property owners and who are a Member in Good Standing. Failure to follow the LCBPOA Lakeshore and Beach rules may result in loss of all privileges.

- You must be a Member in Good Standing to use Association amenities.
- Property owners are required to inform all guests (i.e., family members, friends, tenants) of the Association rules. Guests are expected to follow all LCBPOA rules.

- Property owners and guests are required to identify themselves to Beach Personnel. All guests of a Property owner must be able to articulate correct owner information with legal property name on record and their address.
- If a violation of rules occurs either by the Property owner or guest, the Property owner will be notified by the LCBPOA via U.S. Mail of a First Warning.
- If a second warning is issued, the Property owner will be required to have a hearing before the entire Board and may lose LCBPOA privileges including pier privileges if applicable.
- Property owners-Members in good standing and guests using the lakefront or beaches need to give the Association a two (2) week advance notification of groups over 25 and fill out a Beach Permit request. All parties over 50 will be required to use the beach at Iris or the beach at Uranus.

Contact Information: 262-249-1200 or email clerk@lakecomobeachpoa.com

GENERAL BEACH & LAKESHORE RULES

1. All users of the beaches and lakeshore area must be Members in Good Standing with the LCBPOA.
2. Guests of a Member must be able to provide the Members name and address and produce a Beach/Parking Pass upon request.
3. Tenants must obtain a Beach/Parking Pass from their landlord.
4. No parking on any grass areas of Lakeshore property. No parking by piers. Installing and removing your pier or loading and unloading by golf cart is the only exception. Handicapped golf carts are exempted.
5. All parking is parallel to the road except for along the railing area at the beach.
6. No motorized vehicles are allowed on beaches or Lakeshore property. Golf carts, mopeds, motorcycles, scooters, ATV/UTV's and children's motorized vehicles must park parallel by roadside.
7. All vehicles parking along the railing and in the turnarounds must display an official LCBPOA Beach/Parking Pass.

8. No pets allowed on beaches at any time. Dogs can be walked on a leash along Lakeshore grass but are NOT allowed in the beach areas. Dogs can swim anywhere along the lakeshore from Acacia to Canary except beach areas. Clean-up after dogs is REQUIRED.
9. All bicycles, scooters and skateboards must be placed along the railing at the beach areas.
10. No fishing in swim areas.
11. No foul language, abusive or illegal behavior is allowed.
12. No glass or fires allowed on beaches or along Lakeshore property.
13. At the Main Beach boats and wave runners must be anchored at least 25 feet beyond designated swim areas. No boats or wave runners are allowed between the swim area and West of & to 10 feet from the Town boat launch.
14. No golfing on Beaches or on Lakeshore.
15. No throwing rocks in swim areas.
16. No boats, canoes, jet skis, kayaks or paddle boats are allowed inside the designated swimming areas. Playground equipment is for use by children 14 and under and parent/guardian accompanying children.

17. Community grills are available at the Point beach on a first come basis.
18. No destruction of Lakeshore or beach areas will be tolerated. Any misuse or destruction of LCBPOA property will result in a complaint to the Police Department and will be prosecuted to the full extent of the law.
19. No Fireworks allowed on any Association Property.

Main (Point) Beach Designated Parking Area:

The area West of the guardrail parking and East of the Town Boat Launch (flagpole area) has been designated parking for golf carts, mopeds, bicycles, and scooters.

GENERAL WINTER PARKING RULES

1. No parking on lakefront property.
2. Parallel parking only along Lakeshore Drive
3. No storage of ice shanties allowed on lakefront property.

LAKE COMO BEACH CLUBHOUSE

Classic. Rustic. Memorable.

The Clubhouse is available for rental during the week and the weekends. Catering and liquor packages are available to accommodate your special occasion.

Anniversaries

Birthdays

Bridal Parties

Clubs

Conferences

Dances

Funerals

Meetings

Memorials

Retirements

Seminars

Showers

Wakes

Weddings

To make a reservation or to inquire for further information contact: Events Manager at 262-325-8163 or email clubhousemanager12@gmail.com.

Events Manager Hours:

By Appointment Only

262-325-8163

GENERAL CLUBHOUSE / PARK RULES

1. All users of the Clubhouse parks must be Members in good standing. Guests of a Property owner must provide the Owners name and address and produce a Beach/Parking pass upon request. Tenants must obtain a Beach/Parking Pass from their landlord.
2. All vehicles parked in the Clubhouse parking lot must park on the gravel. No parking on the grass or in the playground areas. All vehicles parking at the Clubhouse must display a Beach/Parking Pass on an official LCBPOA hang tag. Clubhouse rentals, meetings and special events are an exception.
3. Playground equipment such as swings and “fort” are for use by children 14 and under and all children must be accompanied by an adult.
4. All bicycles, scooters and skateboards must be parked by the dumpster and kept out of the park areas when not in use.
5. No skateboards or bicycles allowed on clubhouse verandas.
6. No motorized vehicles of any kind or size allowed on parks or playground areas.
7. Dogs are allowed on a leash. Clean-up after dogs is REQUIRED.

8. Litter must be cleaned up before leaving.
9. No foul language or lewd behavior is allowed.
10. No glass or fires allowed in park areas.
11. No loitering around the Clubhouse.
12. No speeding in parking lots.
13. No throwing rocks.
14. No destruction of the Clubhouse or Clubhouse property will be tolerated.
15. Any misuse or destruction of the Clubhouse, Clubhouse Park or property will result in a complaint being filed with the Police Department and prosecuted to the full extent of the law.
16. No Fireworks are allowed.

GENERAL PIER RULES

1. Applicant must be a Member in Good Standing at all times. Use of a pier by a Member that is not in good standing will result in the loss of their pier privilege.
2. No personal property may be stored on Association Property for over 24 hours.
3. Pier must be identified by your assigned number in the lower right-hand corner of the pier and a pier number plaque attached to the front of the pier, so it is visible from the lake.
4. Pier location cannot be changed without the Pier Committee's approval.
5. Pier length must be a minimum of 30 feet and a maximum of 50 feet. Minimum of 3 feet wide with a maximum of 6 feet wide. L shaped piers are permitted with the L towards the west or to the right when facing the pier from Association Property. The maximum width of the L, including the pier is 8 feet.
6. In lieu of an "L", a single shore station is permitted to be installed on the West side of the pier. Configurations prior to 2004 are grandfathered.
7. Business piers are allowed a maximum of 100 feet.

8. Association Property cannot be altered in any way. No planting, no trimming, no added items. No landscaping of any kind is allowed.
9. Piers cannot be installed before March 15th but must be installed no later than June 15th. Piers must be removed by midnight October 31st.
10. If any damage to the Association Property by applicant by installing, using, or removing pier, the applicant must reimburse LCBPOA for the cost to repair any damage done to Association Property, including if the LCBPOA orders the removal.
11. Pier privileges are non-transferable.
12. No Fireworks allowed on or near any piers or on any Association Property.

LCBPOA ACTIVITIES CALENDAR

MARCH 2025-APRIL 2026

Date	Event	Time
March 2025		
Sat. March 15 th	Piers Can be Installed in the Water.	
April 2025		
Mon. April 1st	2025 Assessments mailed out. Due by May 31 st . Clerk Hours: Mon/Wed. 4-6, Sat. 10-12	
Sat. April 19th	Easter Egg Hunt @ the Clubhouse for Children 0-12	10:00 a.m.
Sat. April 26th	Earth Day Cleanup – Lakeshore & Clubhouse	9:00 a.m.
May 2025		
Sun. May 4 th	Elections	1:00-5:00
Sun. May 18th	Bi-Annual Spring Membership Meeting @ the Clubhouse	1:00 p.m.
Sat. May 31st	Assessments Due	Midnight
June 2025	No scheduled events	
July 2025		
Sat. July 5th	4 th of July Parade & Picnic. Children are encouraged to decorate their rides. Prizes for best decorated ride directly after parade at “The Point.”	10:00 a.m. Line up at Acacia Parade starts at 11:00

Aug. 2025		
Sat & Sun. Aug. 2nd & 3th	Community Wide Rummage Sale (Resident Homes)	
Sun. Aug. 10th	Annual Casserole Luncheon @ the Clubhouse-Women's Club	12:00 p.m.- 3:00 p.m.
Sep. 2025		
Sat. Sept. 6th	Wine Tasting Event hosted @ the Clubhouse Women's Club	3:00 p.m.- 6:00 p.m.
Oct. 2025		
Sun. Oct. 12th	Bi-Annual Fall Membership Meeting @ the Clubhouse	1:00
Sun. Oct. 26th	Children's Halloween Party @ the Clubhouse! Ages 0-12-Women's Club	12:00 p.m.
Fri. Oct. 31 st	Piers need to be out of the water by midnight. See you next season!	Midnight
Nov. 2025		
Sun. Nov. 9th	Free Community Dinner for Veterans- Women's Club	1:00 p.m.- 3:00 p.m.
Dec. 2025		
Sat. Dec. 6th	Breakfast with Santa @ the Clubhouse!	8:30 a.m.- 11:00 a.m.

Cont. 2026		
Jan. 2026	No scheduled activities	
Feb. 2026		
Sat. Feb 7th	Free Community Soup Share @ the Clubhouse-Women's Club	3:00 p.m.-6:00 p.m.
Sat. Feb. 28th	Pier applications must be postmarked by this date.	
March 2026		
Sun. March 15th	Piers can be installed in the water today. Please mark your pier with proper pier numbers on both ends.	
April 2026		
Sat. April 4th	Easter Egg Hunt for Children 0-12	10:00 a.m.
Wed. April 1st	2026 Assessments mailed out. Due by May 31 st . Clerk Hours: Mon/Wed. 4-6, Sat. 10-12	
Sat. April 18th	Earth Day Cleanup – Lakeshore & Clubhouse	9:00 a.m.

Clerk Hours:

Wednesday (4:00 p.m.-6:00 p.m.)

Saturday (10:00 a.m.-12:00 p.m.)

(From April 1st-May 31st)

Monday (4:00 p.m.-6:00 p.m.)

Wednesday (4:00 p.m.-6:00 p.m.)

Saturday (10:00 a.m.-12:00 pm.)

LCBPOA MEETINGS
APRIL 2025-APRIL 2026

Date	Events - Clubhouse	Time
April 2025		
Wed. April 16	Regular Board Meeting	6:30 p.m.
May 2025		
Sun. May 4	Elections (President, Dis. 3, 4 & 5, Finance Committee)	1:00-5:00
Sun. May 18	Bi-Annual Spring Membership Meeting	1:00 p.m.
June 2025		
Wed. June 18	Regular Board Meeting	6:30 p.m.
July 2024		
Wed. July 18	Regular Board Meeting	6:30 p.m.
Aug. 2025		
Wed. Aug. 20	Regular Board Meeting	6:30 p.m.
Sept. 2025		
Wed. Sept. 17	Regular Board Meeting	6:30 p.m.
Oct. 2025		
Sun. Oct. 12	Bi-Annual Fall Membership Meeting	1:00 p.m.
Nov. 2025	No Meeting	
Dec. 2025	No Meeting	
Jan. 2026	Happy New Year Lake Como!	
Wed. Jan. 21	Regular Board Meeting	6:30 p.m.

Feb. 2026		
Wed. Feb. 18	Regular Board Meeting	6:30 p.m.
March 2026		
Wed. March 18	Regular Board Meeting	6:30 p.m.
April 2026		
Wed. April 1	2026 Assessments mailed out. Due by May 31 st . Clerk Hours: Mon/Wed. 4-6, Sat. 10-12	
Wed. April 15	Regular Board Meeting	6:30 p.m.

Clerk Hours: Wed. (4-6) & Sat. (10-Noon)

Additional hours in April & May are Mondays (4-6)

BOATING SAFETY TIPS FOR CHILDREN

Always have your children wear a U.S. Coast Guard approved flotation device (PFD) while on boats, around open bodies of water or participating in water sports.

Remember that water wings, noodles and other swimming aids are fun toys for kids but should never be used in place of approved PFDs.

Explain basic boat rules and have everyone follow them. Children need to understand and follow rules such as keeping their hands and feet inside the boat at all times and never run on a boat.

Every child is different, so enroll children in swimming lessons when you feel they are ready.

Teach children that swimming in open water is not the same as swimming in a pool. They need to be aware of uneven surfaces, currents, weeds and changing weather. Adult supervision is a must.

Let your teen operate a boat only in a supervised setting and in adherence to the laws on Lake Como. Laws regarding the operation of a boat or watercraft vary from community to community.

Spending time with friends on the lake is a favorite summer activity. Following the above precautions will help ensure you and your children have a safe boating season. The Town of Geneva Police Department encourages everyone to enjoy Lake Como and practice safe boating. Their boat patrol officer is available to answer any questions that you may have and to ensure a safe boating season for all.

LAKE COMO BEACH WOMEN'S CLUB

The Lake Como Beach Women's Club ("LCBWC") participates in many activities along with the LCBPOA and contributes to many different projects being accomplished by the Association.

The Women's Club is open to all women who would like to join. Dues are \$20.00 per year.

The Women's Club Bunco every 2nd and 4th Wednesday of the month (March through November) from Noon to 3:00 p.m. Cake and coffee are served. Open to the public.

LAKE COMO BEACH WOMEN'S CLUB
OFFICERS

President: Helen Weisgerber
262-203-5585

Vice President: Cheryl Bogard
262-903-0245
cherylbogardwc@gmail.com

Treasurer: Patty Kobeissi
262-215-7034
pattykobeissi@gmail.com

Secretary: Janet Kowalski
262-248-2499
jkowalski32@wi.rr.com

TOWN OF GENEVA POLICE
DEPARTMENT

Chief: Anthony Micelli

Officers:

Robert Linder

Jeffrey Spotz

Justin Samuel

Jake Taft

Eric Jones, Jr.

David Aranda

Jeremiah Burdick Jr.

Non-Emergency: 262-248-9926

EMERGENCY CALL 911

TOWN OF GENEVA

Town Hall:

Assessor: 800-770-3927

Building Inspector:

Jon Messler – 608-921-1891

Office Hours: Monday 10:00 a.m.-11:30 a.m.

Clerk/Treasurer:

Michelle Baumeister – 262-248-8497

Deputy Clerk/Treasurer:

Debra Kirich - 262-248-3723

Court Clerk:

Marla Walsh – 262-248-3885

Highway Superintendent:

Jim Beck – 262-248-2135

Lake Como Sanitary District: 262-248-2077

John's Disposal Garbage & Recycling:

888-473-4701

***NOTE:** Association dues are paid at the LCBPOA
Clubhouse **NOT** the Town Hall.

HOSPITALS

Mercy Walworth Hospital & Medical Center
Corner of Hwy. 50 & 67
Lake Geneva, WI
262-245-0535
Emergency No.: 262-245-2230

Located approximately 6 miles South of Lake Como

Aurora Lakeland Medical Center
W3985 County Road NN
Elkhorn, WI
262-741-2000

Located approximately 7 miles North of Lake Como

GENERAL INFORMATION

All Golf Carts must be registered with the *Town of Geneva*.

- You must have a valid driver's license.
- You must provide proof of liability insurance in the amount of no less than \$50,000.
- No golf cart may be operated before sunrise or after sunset.
- Golf carts are only allowed on Town of Geneva roads with a posted speed limit of 25 miles per hour or less. Cart operators shall obey all posted road signs (i.e. Stop, Yield & Speed limits).
- All passengers must be seated and seating is limited to 2 people per bench seat. No child is allowed on a golf cart operated on any public road if a child restraint seat is required by state or federal regulations for said child if said child was a passenger in an automobile.
- No person may operate a golf cart on a sidewalk, in any park or any grassy area outside of the roadway easement.
- You must display a slow-moving vehicle emblem.
- Golf Cart shall not be altered or customized that no longer meets the definition of a golf cart (does not exceed 20 miles per hour on a paved, level surface).
- A full & complete Ordinance is on the website and can be picked up at the Town of Geneva.

Burning: If you are burning leaves, you must call the Police Department non-emergency (262-248-9926) to let them know that you are burning. You do not need to call if you are having a bonfire.



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