

# Welcome to 2128 Centerview Lane in Mound!

Dear prospective buyer, what we love about 2128 Centerview Lane...

We love the beauty of being right on the lake with each season offering a panoramic ever-changing view, including the peaceful time between ice in and ice out and the more active summer time on the lake. We enjoy boating, kayaking, paddle boarding, jet skiing, fishing, and swimming all from our sandy beach and dock that stays in the water all year. We enjoy that winters are equally active with snowmobiling and four-wheeling available right from our lower garage to the lake with no trailering needed. We love watching the sunrises, stargazing, and wildlife viewing from our decks and dock and the easy access to the water from the stone steps to the lake. We enjoy the "Up North" feel by our shoreline with so many memorable campfires as we watch the sun set from our sandy beach without neighbors or docks nearby.

We enjoy being only two blocks from one of the premier bike trails in the state and have ridden thousands of miles on this impressive trail from New Germany to Wayzata. We appreciate being close to Shops, Hardware and Grocery stores, the Post Office, banks and the Library. We have enjoyed the fun Community Events including the City of the Lakes Festival, Community Fish Fry, Saturday morning farmers market, and the Lady of the Lakes festival. We are thankful for the Excellent Westonka School District and having a park and ride ramp with bus service to downtown less than a mile from our house. We appreciate living in a community with friendly people who value our splendid natural resources and recreational opportunities, and an environment where we can take walks any time of day or night without concerns.

We love the bright open spaces in our house with a lake view from almost every room, the decks, landscape walls, and landscaping with a large back yard which has accommodated gathering of all sizes. We enjoy the fireplace in the cozy family room, the openness of the kitchen and main floor, the office, the 2<sup>nd</sup> floor laundry and large master suite with a deck overlooking the lake. We love that the house has been remodeled from top to bottom with 5 granite bathrooms. We love the 3-car garage and large driveway and a lower level garage that is perfect for storing recreational equipment and can be heated as a year-round shop. We are thankful for the zoned heating/ cooling and heated floors in the bathrooms and the foam insulation so we are cozy no matter what the weather is doing.

We have had wonderful family memories in this home including last night's paddle in our kayaks watching the stars from the lake, but with our children no longer living at home we are looking to down-size. We will miss this place but have wonderful memories here and hope the buyer of this home will create their own family memories in this wonderful community.

All the best! Rex and Nancy Lindgren

# Table of Particulars

The following information was taken from the city's website. You can find all the following information and much more information on "Commons lakeshore" and the city dock program at [www.cityofmound.com](http://www.cityofmound.com).

## Dock Program Overview

The City of Mound operates a very unique program—the Mound Docks and Commons Program. It is the largest municipally owned dock program in the state, permitting up to 627 boats annually on Lake Minnetonka. Thanks go to the developers who platted Commons in those neighborhoods between the years 1906-1911. They created linear parkways, or Commons, on the shores as they platted the new subdivisions. It was their desire to dedicate the shorelines of Mound, just as parks are dedicated for public use, so that all Mound residents could enjoy the use of the Lake, not just those whose property faces (abutts) the lake.

Currently, inland Mound residents have an opportunity to have access to Lake Minnetonka through the approximately 144 dock sites and 100 slip sites. In many cases, these sites are a short walking distance from the residents' homes. These sites are not transferable with the property and there is a waiting list to receive one of these sites.

In addition, there are approximately 167 abutting sites on Commons lakeshore property. These dock sites are transferable with the property. The residents of these properties must complete the dock application, pay their fees and provide and maintain their own docks.

A more recent addition to the dock program are slips at the Villas on Lost Lake. Through a plat by MHR Development and a separate license with the Lake Minnetonka Conservation District, the City operates 37 slip sites intended for residents of these Villas. For the last few years several of these slips have been offered to non-Villa residents on a year to year basis.

Twenty-four (24) transient (day use) docks are provided by the City at the Lost Lake Greenway and Pier in the future new downtown. A second transient dock is also located at Surfside Park and Beach. A City-owned fishing pier is located on Centerview Road on Harrisons Bay.

The Mound Dock Program is unique to most cities in Minnesota and offers a privileged lifestyle that might not otherwise be attained. It is one to be appreciated and safeguarded as a special quality of life feature only our community can offer.

Please explore our website to learn more about the program.

## Abutting Sites

There are approximately 167 abutting dock sites for homes on Commons lakeshore property. These dock holders provide and maintain their own docks and these dock sites **are** transferable with the property.

The dock applicant must be the resident of the abutting home. Landlords, whether or not they live in the City of Mound, can't apply for a dock site for abutting property they own and rent out in the City of Mound. The renter of the property must apply in his/her name and proof of residence is required when applying. Boats listed on the application must be in the renter's name.

Renewal applications for current dock holders are mailed out on December 31. The applications must be completed and either submitted to City Hall or US Post Office postmarked by the last day in February to avoid paying a late fee. If you don't receive an application however, it is your responsibility to make sure an application is completed and submitted by the deadline stated above.

New abutting residents should come into City Hall and complete the dock application when they move into their home.

Other things to note:

- Boat size and dock configuration must be prior approved by the dock program administration – Size can be prohibitory.
- No dock license shall be issued to any applicant with past due property taxes, civil penalties related to Dock Program and any other delinquent fees or penalties related to the Dock Program, municipal utility fees, including but not limited to water and sewer bills, and penalties and interest thereon. If said past due obligations are not paid by April 15<sup>th</sup> of the license year, all dock/slip rights will be revoked immediately.

**Applications are only received during the months of January and February.**

## Current Dock/Slip Holder Applicants:

**Abutting dock sites:** (residents whose homes abut the commons lakeshore) who submit their renewal applications on and after March 1 will be subject to a \$50.00 per month late fee. Note: New abutting residents should come into City Hall and complete the application as soon as they move into their home (if after the end of February) to avoid the late fee.

\*Important Note: Private postage meters will not be used as proof of a timely mailing.

## Current Dock Fees

### Docks (resident installed)

- Docks are owned and installed by the resident.
- **\$ 325.00** per year (includes one boat)
- **\$ 100.00** per year for each additional boat at dock site
- **\$ 175.00** per year for secondary siteholder (sharing dock site, includes one boat)
- **\$ 50.00** per month late fee (for abutting residents)

**All dock holders will be charged the following fee: \$7.50 - \$22.00** per year/boat - LMCD fee (based upon length of boat)

### Contact

City of Mound - Dock Administration  
2415 Wilshire Boulevard | Mound, MN  
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