

August 26, 2019



The Lakes POA

MESSAGE FROM THE PRESIDENT

3rd Quarter 2019

George Duhaime

POA Quarterly Meeting Dates – 2019

- August 26, 2019
- October 26,
2019*(Saturday)
- December 9, 2019

All meetings are held at the Lakes Recreation Center (LRC), at 7 pm.

*This is the annual meeting, held at the Inlet Square Mall meeting room. Meeting time is 10:30 am.

School is back in session! Drivers – new and experienced - please watch your speed and remember to stop for the school busses picking up and dropping off the students in our community. Passing a stopped school bus – picking up or dropping off students - is a ticketable offense! Don't text or talk on hand-held devices when driving!

There's still a significant amount of activity by HTC contractors, burying conduit and pulling lines, for the highly anticipated arrival of HTC service to our community. Try to be courteous and patient when passing through work areas. Give the contractors and your fellow Lakes residents the opportunity to do their job/get to their destinations safely.

There has been an uptick in the number of solicitation violations recently. The Lakes is a private community and has "No Solicitation Permitted" signs posted (on Waccamaw River Road near Swan Lake Drive and at the Meadowoods entrance). Horry County police should be contacted if you are approached by any person/organization attempting to sell any goods/services.

Now that our highway signage and landscaping is complete (and looking GOOD), it's time to address some features of the front entrance that are showing their age. The pond behind the gazebo is – well, it's a MESS. The bulkhead that surrounds the pond has deteriorated to the point where it will require total replacement. The shrubbery around the pond has outlived its life span and would need to be replaced. While these are significant issues, the still greater issue is the well that feeds the pond and the fountain (NOT the gazebo waterfall) is NOT owned/controlled by the Lakes – it is on the front commercial property that is soon to be developed. Also, when we have heavy rains, the combination of the well filling the pond and the rainwater often causes the roadway around the pond to flood. This is not a drainage pond – it is there purely for decorative purposes. We are currently looking into alternative options for this area and will keep the community informed as we move forward.

Additionally, there are trees in the community that are hanging over the roads and blocking streetlights. We have contracted with Heritage Tree to come through the community and trim the trees back in accordance with the Horry County Fire Regulation (clearance of 13 feet required for emergency vehicles). Weather permitting, this work will be performed on August 22-23.

The overall condition of the lakes is slowly starting to improve. Our new lake maintenance company has been working diligently to clean up invasive weeds and improve the overall water quality. Certainly, the lack of significant rainfall continues to be an issue. Please try to limit or refrain from using the lakes for irrigation purposes.

Lastly, an in-depth review of the Lakes covenants is being conducted by our legal and county representative Russell Fry. The core of the covenants are over 30 years old. Laws and regulations have changed, lifestyles have changed, the Lakes as a community has changed. After the completion of the review and any recommended changes/additions by your Board, there will be several informational meetings for the community to review the suggested changes, offer additions or deletions and eventually participate in a community wide vote for approval. We expect this to all take place sometime during the first quarter of 2020.

In closing, if you have a topic you would like to have addressed at a quarterly meeting, please contact LITUS* at (843) 448-9000 ext. 129 and give them the information. Having these topics before the quarterly meeting will provide a better opportunity for the board to have information/answers for you. Also, if you have issues/concerns related to activities occurring in the Lakes, please contact LITUS* at the same number so the information can be properly documented.

A Reminder – Political Signs

HORRY COUNTY, SOUTH CAROLINA

As of January 1, 2011, the rules on political signs have changed. The new ordinance is as follows:

h) Political or campaign signs subject to the following and are also subject to seizure and permanent disposal for non-compliance:

(1) Such signs shall not be placed within a public right-of-way.

(2) Such signs shall not be attached to trees, fences, or utility poles.

(3) Such signs shall not be larger than sixteen (16) square feet in area. Signs, other than small yard signs (no greater than four (4) square feet in area) shall be affixed to wooden, plastic or similar supports. Supports made of rebar, metals or other materials that may damage existing infrastructure are prohibited, except that small yard signs may use wire supports.

(4) Such signs are allowed no sooner than forty-five (45) days prior to an election and all such signs shall be removed within three (3) days after the election.





The Importance of Volunteers in our Community

by **Craig Wright**

As our community grows the need for additional volunteers increases. Currently, we are looking for people to bolster the Architectural and Drainage Committees. In addition, we are also looking for volunteers to assist with litter control and beautification around our common areas.

In the case of the Architectural Committee, we are in desperate need of a committee chairman. Jim Barrett who has run this committee since its inception is stepping down. Jim is an institution in this neighborhood and has done a remarkable job. He will be sorely missed, both for his devotion to the committee and for being a wonderful person.

As of this writing, we don't have any volunteers serving our beautification needs and only three people picking up litter off our entrance roads. Thank you, George Kraus, Dave Lee and Rich Wilson for picking up after the litterbugs. There is no telling how bad our neighborhood would look without your dedication. Also, a "Thanks in Advance" to George Eber – he has volunteered to oversee the lake maintenance. He will be working with and receiving the reports from our new lake maintenance company. You can reach George at 443-988-8042 with any questions or issues.

If you would be so gracious as to volunteer for any of these needed areas, I assure you that it will only have a minimal impact on your time.

In my opinion, we live in one of the most attractive neighborhoods in this area; however, more volunteers are needed to maintain and improve our community. The sad thing is that if we don't increase volunteer activity in our community, we will have to hire outside businesses to do the work and that could lead to an increase in our annual dues.

I do want to take this opportunity to thank all our volunteers both past and present. Your service was and is very much appreciated and you do make a difference!

If you would like to volunteer for any of the above committees, please email me at:
cwwright@sc.rr.com. Thank you.





CAMERAS

As mentioned in the June newsletter, with the impending availability of HTC services at the Lakes, the Board reached out to HTC about the possibility of providing security cameras services. The cameras would provide a means of tracking the movement of vehicles around our community. While HTC had several suggestions for the project, there were areas where the Board felt more definitive information was needed. Due to the significant cost of this initiative, a decision has been made to publicly advertise for sealed bids for this project.

The public advertisement will request sealed bids from Specialized Electronic Vendors and Installers where the requirements include providing and installing the following:

- Installation of four (4) posts at strategically located street corners in the Lakes
- Each post would have two (2) license plate readers permanently installed and wired to data links
- Each post would have two (2) infrared overview cameras
- Provide and install direct digital cable lines to a remote recording device for review as needed
- Provide and install high speed data service from each location to the data recorder(s)
- Provide and install data recorders
- Provide all necessary permits and required documentation for Horry County Code Enforcement

The results of this installation will enable Law Enforcement to use the data to track vehicles in and out of our community. This type of information could be used to solve criminal acts, resolve property damage incidents and potentially isolate owners of speeding vehicles.

Following the close of the bid period and a review of the submissions, a summary will be provided, and the community will be asked to vote on this expenditure.



New Lakes Website

by Doug Owens

The community and the Board have discussed, over the past few years, the need to develop a user friendly, locally owned, controlled and administered web site. Our past websites have all been "rented" or "borrowed" from our then property management company. If that company goes out of business or we decided to hire a different organization, we would have to start the struggle all over again with a different web site, regardless of whether it fully met our needs or not!

Additionally, it was expressed that we do not need an expansive, complicated site that needs a technical degree to navigate or the constant attention of, or updating thru, a third party. Rather, we need a site that is user-friendly for a large group of people with a variety of computer expertise, the ability to immediately update information, without all the social media components or other additional costly add-ons. Quite simply, the generally accepted thought was that we need a locally controlled, simple and straightforward web site which we could control, update and make our very own!

As a result, your Board had taken on the project of searching for this solution. The process turned out to be a bit more complicated than we initially envisioned, with literally a half dozen approaches or directions that needed to be examined. The good news is, after talking to many people, exploring many directions and reviewing many Requests for Proposals, we have found a supplier - **ACS Creative of Charleston** - who has met all our requirements.

Some of those requirements were: development in a user friendly software (WordPress), registration of our own domain names, development of an easy to navigate site that also links and integrates with LITUS* to Let's individual account financial information, allows for storage, review and/or downloading of items (covenants, rules and regulations, forms) and finally, a site that provides the ability to add/modify/delete information (newsletters, bulletins, special events) without third party intervention. Additionally, it would be nice to have a website where we could sell advertising to defray its cost. Lastly, prior to this website launch, training offered to the community.

Obviously, all this work comes with a price: the ACS Creative quote is \$135 per hour with a rational total estimate of \$12,000 - which is about the average cost we received from other estimates. As a result, we will be asking the community to approve this expenditure within the coming months. Further information about voting will be forthcoming.

One final word. If it wasn't for Charlene Carson, this entire process would have ground to a halt. She developed a very complicated RFP for this project, followed thru with developers and ensured we had all the information we needed to make this decision! Her hard work, intelligence and drive provided the means for the Board to review and finish this project. Thank you Charlene!



Architectural Control Committee

by Jim Barrett

RESIDENTS ARE REMINDED THAT CONTRACTOR WORKING HOURS ARE 7AM TO 7PM, Monday thru Saturday. No contractor work is allowed on Sunday. It is the residents' duty to inform the contractor of these rules.

Approved

Lot T-02	New Home	1405 Winyah Bay Road	Lennar
Lot T-11	New Home	1443 Winyah Bay Road	Lennar
Lot T-12	New Home	1447 Winyah Bay Road	Lennar
Lot T-14	New Home	1444 Winyah Bay Road	Lennar
Lot T-15	New Home	1440 Winyah Bay Road	Lennar
Lot H-18	Bulkhead	150 Cooper River Road	Johnson
Lot V-25	Deck	1205 Keowee River Road	Wilder
Lot V-50	Patio	1328 Beaufort River Road	Geyer
Lot V-54	Patio/Fence/Driveway	1345 Beaufort River Road	Yastrebov
Lot O-05	Solar Panels	500 Seneca Court	Sams

Approved

June 2019			
Lot K-20	Add windows to Porch	444 Reedy River Road	Gorzkowski
Lot RVR-55	Repair Bulkhead	622 Hatteras River Road	Yandek
Lot B-03	Driveway	105 Santee River Road	Kostov
Lot H-12	Complete remodel	138 Cooper River Road	Carolina Home Exteriors

Approved

July 2019			
Lot RVR-27	Covered Porch	669 Pamlico	Ayala
Lot T-05	New Home	1419 Winyah Bay Road	Lennar
Lot T-06	New Home	1423 Winyah Bay Road	Lennar
Lot T-07	New Home	1427 Winyah Bay Road	Lennar
Lot T-08	New Home	1431 Winyah Bay Road	Lennar
Lot T-09	New Home	1435 Winyah Bay Road	Lennar
Lot T-10	New Home	1439 Winyah Bay Road	Lennar
Lot T-20	New Home	2005 Suwanee Court	Lennar
Lot T-21	New Home	2009 Suwanee Court	Lennar
Lot T-22	New Home	2015 Suwanee Court	Lennar

Approved

August 2019			
Lot V-27	Solar Panels	1213 Keowee River Road	Murphy
Lot V-34	Solar Panels	1212 Keowee River Road	Kessler
Lot T-36	New Home	826 Waccamaw River Road	Lennar
Lot T-17	New Home	1428 Winyah Bay Road	Lennar
Lot T-19	New Home	2001 Suwanee River Court	Lennar
Lot G-26	Bulkhead	801 Waccamaw River Road	Baxter

Welcome to the Neighborhood!!

Eufrodosio Soares de Oliveira & Carolina	138 Cooper River Road
Discover Investment, LLC	
Douglas & Patricia Elko	109 Black River Road
Sandra Souther	262 Catawba River Road
Greg & Kathy Powers	526 Saluda River Road
Robert & Sharon Innocenti	834 Waccamaw River Road
Priscilla Finley	2000 Chattooga Court
Keith St. Antoine	502 Waccamaw River Road
Bradley Klein	629 Hatteras River Road



Happy to have you be part of the community!



LRC

ANNOUNCEMENT

The annual Halloween Party will be held at the LRC on Sunday, October 27, 2019 from 1-4 pm. Further details to follow.

