

June 17, 2019



## *The Lakes POA*

### MESSAGE FROM THE PRESIDENT

Summer 2019

George Duhaime

#### **POA Quarterly Meeting Dates – 2019**

- June 17, 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.

Everyone has probably noticed there's a lot of activity going on around the Lakes community. Here's an overview of what's been happening.

The lot at the front entrance to the Lakes has been sold and the plan calls for a 4-suite office building. Construction is estimated to start before the end of the year.

This spring has been VERY dry, and the lakes are suffering. Additionally, the company that previously maintained the lakes really let us down and their contract has been terminated. Subsequently, Total Lake Care, Inc., has been contracted to take over the lake maintenance. They are in the process of assessing the current conditions and putting together a plan to get the lakes healthy again. Part of their agreement also includes regular removal of trash from the lakes. Please be patient as Total Lake Care brings our lakes back to pristine condition.

The new front entrance sign has been filled with flowers and shrubs completing the highway facing landscaping. Thanks to VIP Lawn services for their great work!

Again, as everyone has certainly noticed, there's a whole lot of diggin' going on! HTC will be available in the Lakes beginning January 2020.

Fiber optic lines are currently being installed in the community. Taking HTC service to each residence (if you are interested) will follow later in 2020.

Additionally, we are speaking with HTC about installing cameras at several locations in The Lakes – specifically, the entrances at Meadowwoods and Waccamaw River Road/Swan Lake Drive would have license plates readers, while cameras at Cooper River and Ashley River Roads would capture all traffic coming and going. In the interim, please remember to secure your vehicles.

Finally, 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.

## **Water Conservation**

**Jesse Bailey**

As everyone is aware, we are in a drought situation. It benefits all of us to do our part environmentally, whether we use Grand Strand water or lake water for our irrigation systems. The more strain we put on the water resources, the more we affect the wildlife that counts on the lakes and rivers. When wildlife cannot live normally, they'll find other avenues for water and food. The alternatives attract them to our yardscapes, creating another set of issues for our neighborhoods. That being said please, limit your watering for now to only twice a week until we the water levels in our neighborhood lakes and rivers are restored.

## **Entranceway Landscaping**

**Craig Wright**

I hope everyone is enjoying the colorful landscaping that has been added in the gazebo area and at all our entranceways. This work was done by V.I.P. Lawn Service which is owned and operated by our Lakes resident, Phil Dieser. Phil started his business to serve as an example to his teenage sons. He wants them to understand what it takes to operate a successful business. He is providing them with hands on experience on how to provide quality work and good business management skills. Phil has been diligent in making sure the new landscaping is properly maintained.

## **Buyer Beware!**

Just a little friendly advice - Please investigate the credentials of contractors you may consider hiring. We all like to believe that the businesses we hire are licensed and insured and that whoever we hire has our best interest at heart. This is not always the case and many people get ripped off or settle for faulty or incomplete work.

We would like to start a list of contractors that are recommended by other residents. The idea is to be able to go to our website to find "Preferred Providers" for such things as power washing, concrete work, home repairs and landscaping just to name a few.

In addition, we recommend that for bigger more expensive jobs that you never pay a deposit to a contractor of more than 10% down when signing a contract. There is always a reason for the newsletter topics that we choose. So, buyer, please beware!

## **Animal Control**

We continue to receive complaints about pets running loose in the neighborhood. Our Covenants require that all pets are not allowed out of their own yards unless leashed. It is also the law. Other complaints received include dogs that bark continually, and pet owners not picking up feces. All these violations are subject to fines. Also, as the temperature rises, let's be mindful of making sure our pets have plenty of shade and water, particularly if they are tethered outside.

Enjoy your summer!



## Architectural Control Committee

Jim Barrett

The Architectural Control Committee is appointed by the Board of Directors of the POA as an advisory group. Currently, the ACC is seeking a volunteer to be its Chairperson, as well as needing several new volunteers to assist with the requests for exterior changes to properties at The Lakes. The current committee is composed of 5 members: Jim Barrett (Chairman – 843-215-6513), Richard Jolly (843-345-3738), Andre Chouinard (860-942-2919), Jack Rowles (843-650-0047) and Lenel Rabon (843-650-3300). Jack Rowles is also the inspector for new homes.

It is the responsibility of the ACC is to provide for the preservation of the values and amenities of the Lakes subdivision and to insure the best use and appropriate development of the property. Its purpose is to assist and inform individual homeowners of issues concerning construction requests and to achieve a positive visual appearance in The Lakes subdivision.

The architecture of homes and or improvements to each of the lots subject to the protective covenants are controlled by the “Committee”. No landscaping, grading, filling, excavation of dirt, building, fences, walls, sidewalks, driveway, driveway drainage, across yard drainage, bulkhead, dock, solar panels, pool or any structure shall be commenced or erected on any lot or shall any alterations be made until plans have been approved by the Committee. A majority of 3 members is required to approve or disapprove any proposed action.

We presently have 6 documents which control the various projects:

ACC-1-C: New Home Construction

ACC-2-MP: Miscellaneous Projects (eg. Fences, decks, patios, driveways, sidewalks, solar panels, etc.)

ACC-2-AG: Additions, Garages

ACC-2-SP: Pools – above ground pools are not allowed

ACC-BH: Bulkheads and Docks

Document: Notice to Builders – outlines the various items to be controlled in the building of new homes.

These documents have been approved by the Board of Directors. All the above documents are available on the Lakes website. The ACC is not allowed to deviate from the standards outlined in these forms.

The committee usually meets on a monthly basis to review new home construction requests. Other requests are handled as they come in. One member is appointed to be the contact person for the project and is responsible for the follow up inspections until the project is complete. Members are also responsible for contacting contractors regarding violations. The primary interest is to achieve compliance rather than collect money. Any fines are deducted from the compliance fee, which must be provided before a project is started.

## Architectural Control Committee (cont.)

We request a compliance deposit which is 10% of the project, up to certain limits, usually \$1000.00. We request \$2000.00 on additions and new homes. This deposit is returned upon successful completion of the project. On new homes, \$100.00 is retained to pay for inspections. At present, we have 34 approved projects underway.

We have approved 5 new homes for Phase XIV (Waccamaw River Road extended) for LENNAR Homes. One will be the model and the other 4 will be spec homes. There is a total of 35 lots in this phase. There are other phases under development which will add 200 more homes to the Lakes in the future.

Consider joining this committee as the Chairperson or a volunteer member. The current chair will provide instruction on the duties and responsibilities to the new leader. Volunteer and be a part of keeping the Lakes community BEAUTIFUL!

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### Welcome to the Neighborhood

|                              |                        |
|------------------------------|------------------------|
| Robert & Sheryl Bradley      | 283 Wateree River Road |
| Ray & Dorothy Ream           | 902 Tyger River Court  |
| Mark & Margaret Ruthenberg   | 222 Catawba River Road |
| Kimberly & Gerard Cuddy, Jr. | 448 Reddy River Road   |
| Prohome Property Solutions   | 103 Lumber Court       |
| Prohome Property Solutions   | 94 Black River Road    |
| Richard Hollander            | 102 Cooper River Road  |
| Donald & Virginia McNally    | 240 Wateree River Road |
| Lawrence & Lorraine Waye     | 283 Catawba River Road |
| Osama & Haneen Zalloam       | 649 Pamlico Court      |
| John Price & Gloria Crisuolo | 294 Wateree River Road |
| Nathan & Kellie Sweet        | 308 New River Road     |



Happy to have you be part of the community!

