

December 2, 2019



The Lakes POA

MESSAGE FROM THE PRESIDENT

Winter 2019

George Duhaime

As the year comes to a close, I look back at all the things that have been accomplished around our community in 2019. Our entrances, with the new signage, have been beautifully landscaped. Palm trees and shrubs decorate not only the stonework of the signs but line the median of the roads. The landscaping on Swan Lake Drive has grown in nicely almost completely blocking out the buildings on either side of the drive.

Swale maintenance and drainage has been addressed, resolving many of the flooding issues we've had in the past. Maintaining primary swales on an annual basis will keep The Lakes ahead of any potential problems. There's still work to do, but we've made great progress!

Street signs have been updated/replaced throughout the community. Several problem islands in cul-de-sacs have been reworked and landscaped.

We're still dealing with people driving too fast and not paying attention to the school buses – but there's been some progress made, in part due to the efforts of our police officer. All in all, it's been a great year and I've truly enjoyed being your president.

POA Quarterly Meeting Dates – 2020/2021

- April 20, 2020
- July 20, 2020
- October 24, 2020*
- January 18, 2021

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.

Many of these things were made possible through the efforts of the generous people in our community and I'd like to take this opportunity to recognize some of them by name.

Frank Murawski has served on the board of this community for many years. As President and Vice President, Frank was instrumental in making many positive advances for The Lakes. His continued assistance to me personally and the entire board has contributed greatly to the success of the organization. When you see Frank, please take a minute to say "THANKS" for jobs well done!

Rob Young has also served on the board for many years. He was instrumental in developing and implementing many of the ideas that resolved swale and drainage issues in The Lakes. Rob's expertise provided the template that will be used for years to come as The Lakes continues to grow. "THANKS" Rob!

Last, but certainly not least, a man that has dedicated himself to ensuring that The Lakes development was done to a set of standards that sets us apart from all others in the area. A community of beautiful homes, appealing landscapes and a welcoming setting. That man is **Jim Barrett**! Jim was active on the Board of Directors for many years and has headed the Architectural Control Committee since 1989. From clearing the first tree on a new build, to adding fences, bulkheads and most recently solar panels, Jim was the man that made certain it was all done according to the ACC guidelines. "THANKS" Jim – you're going to be a tough act to follow.

These individuals, along with their dedicated team members, have given freely and generously of their time and talents to make and keep The Lakes the community where we love to live.

Let's also mention the unsung volunteers, like Donna Yardley – the walkers and pet walkers – that traverse our roads picking up litter that sadly is often discarded by members of our own community. THANK YOU!

To all the members of the community, if you've volunteered in any way, picked up litter, helped a neighbor in need – THANK YOU!

To all the board members – THANK YOU - for all your support and assistance throughout the year. I've enjoyed 2019 and look forward to 2020!

Outdoor Holiday Decorations Contest

by **Craig Wright**

This holiday season we will once again judge outdoor holiday decorations. We currently have a panel of 3 judges which includes Andreann Giese who is one of our new board members, Bob Tomassetti and yours truly.

The Board has decided that we will award 2 different categories of decorations. The winners of the best "Traditional" and the best "Modern" decorations will each receive a \$50 gift card and the runners up for each style will receive a \$25 gift card. Judging will take place between December 15th and the 21st, with the winners being announced on December 23rd on our "Lakes" website.

My wife and I have always enjoyed cruising the neighborhood and looking at all the decorations. We have a good number of residents who show their holiday spirit at this festive time of the year.

Also, I would like to thank all residents who have generously donated their time.

Wishing everyone a Happy, Healthy Holiday Season.



Lakes Maintenance

by **George Eber**

I believe most will agree that the clarity of our lakes has vastly improved with the cooler weather, rain, and of course the diligence and work of our new contractor.

The next step in the process is to clean up the sediment on the bottom. I spoke to the contractor on when the blocks will be distributed. The contractor has performed some manual inspections of sediment and is scheduling bathymetry assessments (the measurement of depth of water in oceans, seas, or **lakes**) of all the lakes. Upon completion, we will be able to review them all at a single meeting. This assessment is scheduled for November and I will follow up to coordinate a consultation.

As far as the fingers of the lakes that we have had so many problems with growth, I still don't have the perfect solution. Some have suggested filling them in and others suggested digging them out. We do have a price to have the weeds removed but in my opinion that would just be a band aid. Rest assured we will find a solution.

Nextdoor Lakes

by **Debbie Wolcott**

The Nextdoor Website – Please be aware that this is NOT the official website for the HOA.

Although it IS a great resource for the area, it is a socially interactive public forum for individuals and **40+ area communities** that has nothing to do with our housing development. When posting, you can select and/or customize which communities you want to see your post. **Our “Lakes” Board of Director’s DO NOT monitor and/or respond to things posted here.**

The “Lakes” is a great community, isn't that's why we bought here? When posting here, try to reflect our community in a positive light so we continue to draw good neighbors. When there are problems that need attention, contact our managing agent, Karen Clark (through LITUS* To Let) at 843-448-9000 ext. 129 or kclark@litustolet.com so that she may direct you to the proper channel and/or board member.

Vandalism – Update

As broadcast earlier, the pond area behind the gazebo was vandalized at the end of October. All information has been turned over to the Horry County Police Department and they continue to investigate possible suspects. Updates will be provided as information becomes available.



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. We hope you will help us in ensuring that this requirement is enforced.

It has been a busy year for new homes in The Lakes. We have approved 41 new homes so far this year, 30 for LENNAR Homes in Phase XIV, 6 for HANCO Construction on lots that were vacant for many years and 5 for RABON Construction, also on lots that were vacant for many years. At present, about 25 of the LENNAR homes are still under construction, 4 of HANCO's and 2 of RABON's. We expect homes to be built on some of the old vacant lots in the next year.

8 homes have added solar panels in the past year.

We have also updated 3 of our forms:

- ACC-2MP - Miscellaneous Projects Approval Request Form
- ACC-2-AG - Major Projects Approval Request Form
- ACC-1 – New Home Construction Approval Request Form

We have welcomed Dave Vecchio as a new member and hope that he will become the new ACC Chairman in the future.

LENNAR expects the Phase XVII to be ready by the start of the new year and this will add 60 more homes in The Lakes. There will be 140 additional homes in future phases.



Meet the New Members

It's a pleasure to introduce new members of the Board of Directors – Ad Hoc Member, Debbie Wolcott and Director at Large, Andreann Geise. WELCOME!!

Deborah (Debbie) Wolcott

We moved to The Lakes (Cooper River Road) 3 years ago from Michigan. Although I like being involved, our schedule had not allowed for an ongoing commitment until now.

Being an AD Hoc Member of the board, provides me the opportunity to “learn the ropes” regarding the day-to-day happenings in our community; as well as, the ability to be directly involved in dealing with, and solving, the things that occur daily.

My primary career was as a Special Education Teacher/ Consultant; however, in 3 different states, I was heavily involved in the Union. My responsibilities included: President, Primary Negotiator, and Union Representative. In all of these positions, my ability to collaborate directly with administrators, teachers, educational assistants, and lawyers was essential.

I tend to be diligent, and even tenacious (when necessary) in identifying issues, gathering evidence, and researching the information necessary to resolve conflicts and issues in the best interest of all parties involved.

My husband (Paul) and I have been married for 48 years. We have two adult sons, our youngest (Kevin) is in Oregon. Our oldest (Tim) is currently living with us due to changes in his life situation. We have 6 grandchildren (2 girls, 4 boys), and 1 great-grandson.

I look forward to volunteering for our board on your behalf.

Andreann Geise

Andreann Geise has had a family home in the Lakes since 1988. She, her husband and parents moved to South Carolina from New Jersey. Her father who had fought in WW2, Korea, and Vietnam wanted to retire near a military base and her mother who was from Greece really wanted to be by the ocean. Andreann just wanted to be near her parents. Her husband Rick is a machinist/toolmaker and has worked for the same machine shop since 1988. Andreann, who grew up in the restaurant business, decided to become a veterinarian. She did her undergraduate studies at Coastal Carolina University (where she later taught) and received her Doctorate of Veterinary Medicine from The Tuskegee University College of Veterinary Medicine in 2001.

In 2008, Andreann decided to continue following her passion for cooking and went back into the food industry. Starting with her win on the hometown favorite episode of Ultimate Recipe Showdown 2 on Food Network, she has since appeared on the Cooking Channel, Fox Sports South, the Sportsman's table, A&E network, and Discovery Network. Andreann has shared the stage with celebrity chefs such as Guy Fieri, Fabio Viviani, and Aaron McCargo Jr.

She enjoys competitive cooking as well as judging and is a South Carolina Barbeque Association Ambassador, Senior Judge, and Novice Instructor.

Her dishes have been served at large events such as NYC Fashion Week and Bon Appetit Supper Club, and she has had many recipes published in multiple magazines. She has cooked for Cal Ripken Jr.,

Marilyn McCoo, Billy Davis Jr., Elise Testone, Mac, Arnold, The Bronx Wanderers, Ken Lavigne, The Movin Out Band, and Manhattan Transfer just to name a few.

Andreann also loves sharing her recipes and knowledge about food and does many cooking demonstrations and classes as well as personal chef work and food writing. She has officially become the Gotham Gal and starting this December she will be appearing on the Home Shopping Network demonstrating the qualities she loves about Gotham Steel products while making some of her dishes. You can see some of her dishes and follow her journey on Instagram at @ChefAndreann as well as on Facebook at @Chef Andreann Geise and @Andreann Oster Geise.

Andreann also enjoys fishing and has been active on the board of a number of charities and has also had many years of experience on HOA boards.

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### **Did You Know ...**

Rick Geise, a local toolmaker/machinist, placed 6<sup>th</sup> overall in the World in Chili competition. His wife Andreann Geise, a professional cook who is also experienced in food sport, served as one of his two sous chefs during the three rounds of battle at the World Food Championships in Dallas this past October. Rick placed 4th with his take on Texas chili (a Texas Chili Potpie) and 6th overall with the combined scores of all three rounds. His win earned him a spot in next year's World Food Championships. Rick says he only entered the contest that got him into the world food championships because his wife asked him to, telling him that she feels he has what it takes. He never expected to do so well especially among such great talent with so many years of experience. Rick said - "I just cook food the way I like it". He added "I do not cook very often, my wife enjoys cooking and does it well, so I do not have to! But every now and then, usually on a weekend, I will decide to cook something, and it usually comes out well.

### **CONGRATULATIONS Rick!!**

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Be A Wise Consumer

Many homeowners are planning home improvements or renovations. Don't fall prey to deals that sound too good to be true – they probably are! Here are a few points to remember when you're shopping for a contractor.

- Get it in writing – don't enter into an agreement until you have the terms and conditions in writing. Be sure you understand the agreement.
- Get more than one estimate.
- Ask for proof of insurance – protect yourself and your home from accidents.
- Make a reasonable down payment – requiring full payment up front is not a good sign.

Welcome to the Neighborhood!!

Barbara Lynn Williamson
Leonard & Donna Marr
Robert & Lisa Lawson
Joseph & Irene Walker
Richard Norman & Linda St. Clair
Eduard & Lizabeth Cvasa
Dwayne Lamont Leigh
Kenneth & Elaine Shirley
MaryLouise Ennis, Kimberly Johnson &
Brondon Johnson

631 Hatteras River Road
1009 Lynches River Court
1326 Beaufort River Drive
825 Waccamaw River Road
1005 Lynches River Court
612 Waccamaw River Road (2nd home)
474 Reedy River Road
518 Saluda River Road
416 Seneca River Road



L R C A N N O U N C E M E N T

"It's the most wonderful time of the year - For giving"



Fostering Hope

this year the lakes lrc is having a community night for fostering hope.



come join us for hot chocolate and pie.

we will be taking donations for this great organization that helps foster children in our area.

Fostering hope has suggested these donations:

- *Sneakers
- *Socks
- *Hygiene products (not sample size)
- *Teen underwear- boxer briefs
- *Footballs
- *Basketballs
- *Soccer balls
- *Black or Hispanic dolls
- *Backbacks (larger ones)
- *Toys



come out, meet your neighbors and share some holiday cheer!

**AT THE
L. R. C. CLUB HOUSE**

Wednesday December 11, 2019 7 pm