

October 15, 2020



The Lakes POA

MESSAGE FROM THE PRESIDENT

Fall 2020

George Duhaime

As the COVID pandemic continues to affect our lives and day-to-day activities, the Lakes Property Owners Association Board made the decision to cancel the previously scheduled Annual meeting - Saturday, October 24, 2020 and reschedule it for **Saturday, January 23, 2021 at 10:30am**. The meeting will be held at the South Strand Recreation Center, 9659 Scipio Lane, Myrtle Beach, SC.

No one can predict whether restrictions on large gatherings will be lifted by that date, however we will continue to comply with the safety guidelines and orders issued by the local, state, and federal authorities. The Board continues to explore all possible options for a meeting and election that can be accessible to the entire community.

The current Board will remain in place until a meeting and election can be held.

The POA annual dues for 2021 will remain the same (\$402), for the sixth consecutive year.

POA Quarterly Meeting Dates – 2021

- January 23, 2021*
- April 19, 2021
- July 19, 2021
- October 23, 2021**

All quarterly meetings will be held at the **South Strand Recreation Center, 9650 Scipio Lane, Myrtle Beach, SC at 7 pm.**

*Rescheduled 2020 Annual Meeting.

** 2021 Annual Meeting

Annual meetings will be held at the **South Strand Recreation Center, 9650 Scipio Lane, Myrtle Beach, SC at 10:30 am.**

Updates and Plans:

The island on Cooper River Road has been cleared and is being reshaped. The streetlight has been relocated and new grass and shrubbery will be planted. Thanks to Phil Dieser (VIP Lawns) and RAM Construction for all their work.

The islands on Seneca Court and Edisto Court will also be reshaped. Work on those islands is scheduled for early 2021.

The islands are being redesigned to minimize the damage done by a variety of vehicles (residents and commercial – delivery, waste pickup, other services) and update the appearance of our community. We are currently working to get reimbursement from Waste Industries for damage done by their trucks.

Please use caution in these areas to keep the contractor crews safe.

A section of the roadway on Seneca Court has been deteriorating and repairs are underway. The road work is weather dependent and so I ask that homeowners be patient should there be delays. To keep the roadway open for residents, the repair will be done on one side of the road at a time.

Hatteras River Road has a broken drain cover that will be repaired and the drain on Pamlico will be reset to aid in the drainage for that area.

Work is also planned for Cooper River and Ashley River Road. In many areas the grass has overgrown the original road edges shrinking the driving area. The grass will be cut back to the road edge and new edge striping will be painted.

On the subject of grass –

To homeowners living on the lakes, please remind your lawn services to try to cut in a way that the grass clippings do not go into the lake and not to blow the clippings into the lake. If you personally maintain your lawn, please abide by the same directions.

Our 'Lakes' are retention ponds and do not have a water source – other than the rains. Grass clippings blown into the lakes are moved by the breezes and collect against docks, along vegetation at the edges and at the lake ends. Please be considerate of your neighbors along the lakes and don't add to the challenges of trying to clear the lakes. Fall is here - do not rake/blow leaves into the lakes.

Lakes history

On behalf of the Board, I would like to take this opportunity to provide some history and clarification related to the recent changes and improvements in the Lakes. Many of the changes, repairs and upgrades have been needed for years and for a variety of reasons, had always been postponed.

In 1988, The Lakes community as we now know it, was a land locked property. The landowner deeded access for the developer to gain roadway access. Paraphrasing the deed, it stated that the owner or any future owners of adjacent properties will not have to abide by any "Lakes" POA memberships/covenants and are exempt from all regulations and restrictions, meaning they are not regulated by or part of the community but have full exclusive use of the road and the property the road is on. The owner of the new commercial building is within his rights to use the "Lakes" roads.

Forward to 2019 and the pond behind the gazebo was collapsing. The issue was put out to the community for a vote and the decision was made to redesign/fill in the area rather than fix the bulkhead and pond. Draining the pond revealed more than a few surprises. Erosion had taken a toll underneath the mulch beds that surrounded the pond as well as under portions of the roadway. The "pond" was over ten (10) feet deep and filled with silt. County storm water management was called in to advise on the situation and gave us the news that the pond was never approved by the county and should not have been built back in 1988!!

We dodged a bullet for having an illegal structure all those years and the county gave their approval and go ahead to use structural fill to fill the pond. (Structural fill – landfill utilizing hardened concrete, harden/cured asphalt, bricks, blocks, etc. and must not have been contaminated by hazardous materials, petroleum products or painted with lead-based paint.)

Decisions, and more importantly actions, were needed and needed quickly. A ten-foot deep silt pit (think quicksand) is not something to leave open for any amount of time. First, get the silt pumped out, but now where to find structural fill in the quantity needed to fill the pond – and at what cost. The Board, working with our contractors (especially our landscaping contractor VIP Lawns) and neighboring businesses, was able to negotiate an arrangement where a local concrete plant donated the crushed and

recycled concrete fill we needed – DONATED, for FREE!!!. The only cost incurred was for a trucking company to pick up, deliver and spread the material. These quick decisions and actions prevented further damage to the roadway and minimized the cost to the community.

Side Walks

A sidewalk is being installed on the outbound side of Waccamaw River Road, passed Swan Lake Drive, approaching the park area. It will serve two purposes – one, as a sidewalk/walkway for the walkers in our community- two, as reinforcement for the roadway edge in that area. Inspecting the roadway shoulder showed that the roadway edge/shoulder was deteriorating and would need repair. Installing a sidewalk, with the cement bonded to the roadway, will reinforce the road edge and prevent further deterioration, providing a long-term solution.

Inspection of the roadway shoulders throughout the community (especially the older sections) has shown that the asphalt on the road edges is cracking and erosion is occurring. The Board continually hears from the community about the dangers of walking in the roadway, conflicts with drivers and walkers and the desire to have sidewalks.

We have heard your concerns and are developing a plan to start installing sidewalks. We are planning to work within the easements permitted for each property, preventing any further damage to the properties or the roadways. You will be hearing more detailed information on these plans through bulletins in the future.

In closing, speaking for myself and the Board, we are actively using your dues to do projects that increase the value of the entire community. The projects are within our budgets, have not increased the annual dues (for the sixth consecutive year), or caused the need for a special assessment. We are taking things slowly and addressing work that has been postponed many times, for many years.

Until we can meet again, stay safe and stay well.



Lakes Maintenance Report

by George J Eber

This article is a reissue of the bulletin emailed to the community in mid-September 2020. See the end of the article for an update on the fish stocking that took place on September 30, 2020.

I am receiving your lake complaints (via Karen Clark at LITUS) and forward each one to our lake management contractor. He addresses the complaints, reports back to me and I then assess the outcome for each lake. I am hoping this communication will address your concerns about our lakes.

The following conditions exist:

Murky water:

Because our community has improved drainage (thanks to our drainage committee and residents keeping their drainage ditches clear) more rainwater finds its way to our lakes. Our previous contractor would dye the lakes, which may have reduced some algae growth, but in general was a mask and not a cure.

Grasses:

Although an eyesore, the grasses that grow along the lake edges help filter yard run off and are good for the health of the ponds. The contractor will spray when there is an over-abundance of grass.

Floating debris:

The extreme heat has created the environment for an abundant algae bloom.

After the contractor treats the ponds and the algae dies off, the remainder floats to the surface for a period of time, and then sinks. A good rain helps facilitate the sinking process.

Keep in mind that our lakes were originally created as sediment ponds. Although they are deeper in some areas of the lakes, the edges and ends are extremely shallow with an average depth of 2 ½ to 3 feet. They have become shallower over the years. Many long-time residents say that the lake conditions have worsened over the years, and I would agree. Previous lake supervisors, working with the lake management contractor, and I, have tried various mitigation tactics over the years. Although effective in other community lakes, the algae blocks did not achieve the results we had hoped, likely due to the shallowness of our lakes. Dredging was explored, but due to the expense (close to a million dollars for the entire project which would take years) which would have to be shared by lot owners on lakes, and the destruction it would cause for property owners on the lakes, it was decided to table that and explore other possible solutions.

A natural solution: In the past carp, that feed on the bottom grasses and algae, have been used as a lake management option. Their lifetime is relatively short, and since they do not reproduce, we will be adding more carp into our lakes, putting them in the smallest and shallowest lakes first. Another option for lake management is lake monitors, where one or two volunteers living on a lake property could assess the entire lake and give me a heads up on problematic conditions. This would help to address conditions earlier rather than later. If you are interested in being a lake monitor, please email georgeeberlakes@gmail.com. Residents should continue to email Karen Clark of LITUS directly at kclark@litustolet.com with your lake concerns.

Please also feel free to email kclark@litustolet.com with any suggestions you may have about our lakes. They will all be considered.

In closing, we have been fortunate with the amount of rain we have had keeping the lakes full, but a dry spell will surely drop the levels, causing additional issues. I urge all homeowners to stop using the lake water to supply your irrigation system. I have converted mine to the city water for about three hundred dollars. Yes, it was an increase, but not much.

UPDATE

As indicated in the previously issued bulletin, the carp have been introduced into the smallest and shallowest lakes first. Once we can assess the effectiveness of this approach to managing the bottom grasses and algae, we can entertain adding carp to the 4 remaining lakes. If you are interested in being a lake monitor, please contact me at georgeeberlakes@gmail.com. Residents should continue to email Karen Clark of LITUS directly at kclark@litustolet.com with your lake concerns.

Report from

Richard Black II

**Co-Owner & Operator
Total Lake Care, Inc.**

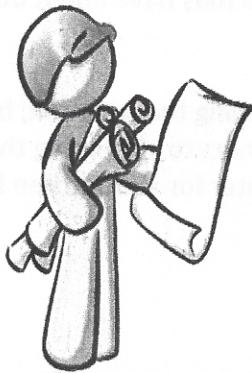
We were able to successfully acclimate (240) sterile, triploid carp on Wednesday, September 30. These (240) carp were distributed at a rate of approximately 20 carp per surface acre of water, throughout 7 ponds in the community.

Below are the individual rates on all 7 ponds:

Wylie received 20
Hatteras received 50
Pamlico received 25
Lure received 40
White received 20
Ocatee received 20
Long bay received 35
Wateree received 30

This successfully stocks all of these (7) ponds. With an average longevity of 5-6 years, we recommended supplementally stocking these ponds again in 2-3 years at 50%.

We also recommend a full-scale stocking of the larger ponds that did not receive any carp, Hartwell, Marion, Rainbow, & Seneca.



Architectural Control Committee

by Dave Vecchio

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.

The following applications have been reviewed since the last quarter:

Anthony Froravanti	1321 Beaufort River Rd.	Patio approved
Glen Ashley	1325 Beaufort	Patio approved
Andrew Godliman	1447 Winyah Bay	Dock not approved
Mickey Pettry	211 Wateree River Rd.	Fence approved
Dennis Wilczewski	300 Catawba River Rd.	Sunroom approved
Lennar Homes	Atwood Place (#'s 3730	New home approved
	3734, 3716, 3712, 3708, 3704)	New home approved
Lennar Homes	Bowen Place (#'s 3323, 3316, 3320, 3315)	New home approved
Lennar Homes	565 Saluda River Rd.	New home approved
Charles Teague	2005 Suwanee	Solar panels approved
Prohome Property	258 Catawba River Rd.	Screen porch/patio approved
Susan Armstrong	138 Cooper River Rd.	Fence approved
Mark Madonna	408 Saluda River Rd.	Driveway ext. approved
Sarah Dye	2001 Suwanee	Landscaping approved
Lennar	1440 Winyah Bay	New home approved
Royce Hans	805 Edisto River Rd.	Landscaping approved
Greg Myers	106 Santee River Rd.	Front door awning approved
Ryan Caputo	1341 Beauford River Rd.	Deck approved
Mark Albrect	830 Waccamaw River Rd.	Patio/Pergola approved
Lennar	Saluda River Road (#'s 569, 573, 568,	New home approved
	1004, 1008, 1031)	
Lennar	Bowen Place (#'s 3308, 3312)	New home approved
Lennar	Atwood Place (#'s 3738, 3309, 3742)	New home approved
Ken Ferrante	114 Ashley River Ct.	Dock approved
Paul Koterias	1304 Beauford River Rd.	Fence approved
Tom Buckelew	1404 Winyah Bay	Pool/fence approved
Ken Bryant	660 Pamlico Ct.	Bulkhead repair approved

All Lakes homeowners are reminded that any exterior projects (renovations/additions) must be approved by the Architectural Review Committee **PRIOR** to beginning any work. Project Approval request forms can be found on the Lakes website (<https://thelakes.us/>) under the folder – Documents, sub-folder External Documents.

Most projects are addressed by one of the following forms:

ACC-2-AG Major Projects Approval Request Forms – e.g. room additions, garages

ACC-2-MP Miscellaneous Projects Approval Request Forms – e.g. fence, deck/patio, porch, driveway/walkway, hot tub, solar panels

Any projects started without prior approval are subject to daily fines until approved.

If you have started a project without prior approval please contact the ACC chairman – Dave Vecchio, 724-244-8678 – **ASAP!**

If you have any questions, please do not hesitate to contact any member of the ACC.

Jim Barrett 843-215-6513

Lenell Rabon 843-650-5300

Bob White 703-822-3626

Jack Rowles 843-650-0047

Dave Vecchio 724-244-8678 ACC Chairman





The Annual Lakes Halloween Parade and Party!!!

Date: Saturday, October 31, 2020

Time: 11:00 am – 1 pm

ALL LAKES RESIDENTS INVITED

The annual Lakes Halloween parade will start promptly at 11 am at the intersection of Waccamaw River Road and Cooper River Road and end at the park at the front of the Lakes. There will be a police escort to lead off the parade and the owner of the new commercial building has given us permission to park in his lot. There will be tents set up in the park.

Prizes will be awarded for the children's costumes (original, scariest, funniest) as well as for the most creative transportation (cart/wagon/bicycle/golf cart)

Pizza and Treat-or-Treat candy will be provided.

HTC will be joining in the Fall fun in our neighborhood! They will be offering FREE Mister Softee ice cream, compliments of HTC, during the Halloween parade from 11am-1pm on Saturday, October 31, 2020.*

Be on the lookout for your HTC invitation (coming to your mailbox soon), to RSVP and enter in to win a FREE Amazon Fire TV Stick, which works great with HTC TV MAX.

(*Date subject to change in the event of inclement weather. Offer available while supplies last.)

RSVP to Michelle at lakesrecvp@outlook.com by Saturday, October 24, 2020, if you plan to come to the festivities. Also, if you would like to volunteer (set up, clean up, etc.) please contact Michelle!

Looking forward to a fun time for everyone.

Welcome to the Neighborhood!!

(Jodi Vecchio – Welcoming Committee)

Ashley River Road

Beaufort River Road

Cooper River Road

Edisto River Road

Lumber Court

Lynches River Court

Reedy River Road

Timothy & Claudine Fitzgibbons

Theodore & Debora Jeske

Paul & Nancy Koteras

Frankie & Susan Armstrong

David & Misty Hensley

George & Linda Miller

Steven & Adrian Mondy

Thomas & Jessica Connery

Michael & JoAnne Bourassa

Peter & Mandie Von Achen

John & Sandra Hightower

David & Nancy Macho

Happy to have you be part of the community!!



Lakes Directory

All issues or inquiries should be directed to our property manager Karen Clark at LITUS (KClark@litustolet.com) or 843-448-9000 ext.129. This provides a central point of collection and coordination.

Lakes POA Board Members

President – George Duhaime

Vice President – Charlene Carson

Secretary – George Eber

Treasurer – Doug Owens

Directors at Large (Elected) – Phil Bailey
Andreann Giese
Craig Wright

Ad Hoc Members - Glen Ashley
Brett Howe
Robert Tomassetti
Deborah Wolcott

Lakes POA Officers and Committee Heads

President – George Duhaime

Vice President – Charlene Carson

Secretary – George Eber

Treasurer – Doug Owens

Committee Heads:

Architectural Committee Dave Vecchio (V)*

Covenants Review

Communications

Drainage

Lake Maintenance

Maintenance & Beautification

Welcome Committee

***(V) = Volunteer**

Happy to have you be part of the community!

Mike Healy (V)*

George Eber

Craig Wright

Jodi Vecchio(V)*