

January 10, 2022



The Lakes POA

MESSAGE FROM THE PRESIDENT

Winter 2022

George Duhaime

HAPPY NEW YEAR!!

We made it through 2021 and now look forward to 2022 being the year of returning to normal!

I'd like to say WELCOME to all the Lakes residents that are celebrating their first new year with us. I hope that you will come to love the Lakes community as much as those of us that have called it home for many years. I look forward to meeting you at one of our upcoming social events. I'd also like to recognize and say THANKS to the dedicated group of volunteers that year after year volunteer their time to taking care of the endless tasks around our community. Thank you, George Krauss for patrolling the main common areas, picking up the thoughtless discards of visitors and residents; thanks Phil Dieser for your never-ending willingness to do whatever needs to be done to keep the community safe and looking its best; thanks Craig Wright for teaming with Phil to move the speed trailer around the community on a daily basis. Your collective support is greatly appreciated!

POA Quarterly Meeting Dates – 2022

- January 24, 2022
- April 18, 2022
- July 18, 2022
- October 22, 2022**

All quarterly meetings will be held at the **South Strand Recreation Center, 9650 Scipio Lane, Myrtle Beach, SC at 6 pm.**

**** 2022 Annual Meeting
(Location to be determined)**

Next, I'd like to remind all residents to register on the Lakes website (thelakes.frontsteps.com) to stay up to date with all community related information and bulletins. Bulletins informing the community are sent as the need arises, however a current email address needs to be provided to LITUS, our management company. You can contact our property manager, Karen Tucker at 843-448-900 ext 129 or via email at kclark@litustolet.com.

Looking ahead, we will be hosting a Meet and Greet with representatives from the Horry County Fire Department (HCFD) and the Horry County Police Department (HCPD). The date is tentatively set for Saturday, April 16th, 2022 between 11am – 1pm and will coincide with our annual Easter parade and Easter egg hunt for the children. This would be a great opportunity to meet with our local enforcement officials and get their perspective on the developments in our area. More details on this event will be provided as the date gets closer.

On a final note, the board has received notice that our current landscaping company (VIP Lawn Service) will not be renewing their contract in March 2022. As with other businesses, they have been challenged during 2020 and 2021 with COVID restrictions, labor shortages, supply issues and dramatically increasing costs for products and supplies.

If anyone in the community is aware of a licensed landscape/lawn service, please have them forward their letter of interest to Karen Tucker at LITUS (kclark@litustolet.com) to be added to the list of potential service providers, as the board will be putting this contract out to bid.

We would like to thank VIP Lawn Service for all their dedication to the community, keeping the Lakes properties beautifully maintained.

Committee Updates

Following the annual meeting, several new committees were formed with the goal of reaching out to the community for participation and addressing the concerns/issues that were raised. The new committees are Beautification, Communications/Advertising and Social Activities. These are in addition to and part of the standing committees - Architectural Control Committee (ACC), Drainage Committee and the Lakes/Pond Maintenance Committee.

The new committees are starting slowly and will expand their membership as they further define their needs and direction. Here are short introductions and early plans from the chairpersons.

Beautification Committee – Chairperson: Bill Veseley

I have taken on the challenge of running the Beautification committee for The Lakes. I look forward to running this committee because I feel that when you enter and leave a community, what you see can make a lasting impression.

I have 30 years' experience in co-owning and running a residential landscaping/lawn maintenance business on Long Island, NY. The biggest challenge I face here is learning what plants, flowers and bushes work well in Myrtle Beach.

The Beautification committee will be looking for volunteers to plant flowers and maintain what is planted in an assigned area. At present there are 5 locations identified – 4 Lakes signs and the gazebo area. I would like to have 3-4 volunteers for each location, where each group would pick out plants, plant them, replace them as necessary and keep the area free of weeds.

I have more ideas that I want to discuss with the Board and don't want to attempt to do too many things at once. You can text or call me at 516-395-1403 if you would like to volunteer or have any questions. I look forward to working with everyone to help keep the Lakes a beautiful place to live.

Communications/Advertising Committee – Chairperson: Charlene Carson

Currently a committee of 3, with increased participation planned, the Communications committee is investigating options for getting timely information out to the community as well as options for collecting areas of interest/concern from the community.

While electronic communications may seem like the obvious answer, this may not be a method that works for the entire community.

Currently under discussion is providing a monthly 'Calendar of Events' which could contain entries like meeting dates, maintenance activities in the community (internal and external (e.g. smoke tests by GSWSA)), surveys to gather information from the community residents, activities and meetings in the greater Burgess community, a FAQ collection to check for commonly asked questions and general information and notices of upcoming social activities. We are also investigating the possibility of adding advertising to the newsletter as well as placing several bulletin boards in strategic locations throughout the community where timely information could be posted. You'll be hearing more from this committee in the coming days.

Social Committee – Chairperson: Michele Ferrante

As the Lakes continue to grow, we find the community getting defined by the areas – we've all heard it – the old section versus the new section or the old section and (fill in the builder's name) section!! The social committee wants to bring these "sections" together as a single Lakes community

This year brought several new additions to our list of community events.

We held our first annual barbecue - which was a huge success, and everyone had an opportunity to meet their neighbors and enjoy the park.

This year's Halloween party added a chili cookoff contest. It was really nice to see so many more people coming to participate, attend and enjoy the day. It was one of the events that provide an opportunity for the adults to enjoy themselves as much as the kids!!

As a recap to the year, we held our annual Easter egg hunt, our first annual community BBQ, annual Halloween party and First Annual Chili Contest and for the yearly finale our Christmas party complete with Santa, Mrs. Claus, The Grinch and Southern Snow.

We currently have a social committee that assists with ensuring these events are held and enjoyed by all. In 2022 we are looking to add events whether smaller events just to get the community together or more focused events either for adults or children.

We are all looking forward to 2022 and meeting more neighbors and making new friends!



Pedestrian Safety in the Lakes

by **Bill Vesely**

Recently there has been much discussion about pedestrian safety in our community, including the installation of the speed humps and the use of the speed trailer to help remind drivers to watch their speed. Something I haven't heard mentioned is what the pedestrians can do to make themselves visible to drivers and prevent them from possibly getting struck by a moving vehicle.

I leave for work at 5:40 in the morning and return around 7:30 pm. This time of year, morning or night, it is dark, and I encounter many people walking, jogging and walking their dogs. Some people I see very clearly, some people I barely see. Common sense would tell someone NOT to wear dark clothing when walking the streets at these hours, but that is not the case. I continually observe many people walking in dark clothing who are barely visible. I see some people carrying a small flashlight – but that's only visible if pointed in the right direction.

So, for my friends, neighbors and all residents of the Lakes, here are some safety tips to consider if you're walking/jogging when dark:

1. Refrain from wearing dark clothing
2. Wear bright colored clothing (fluorescent orange, yellow are suggested)
3. Wear reflective belts, arm/leg bands and/or vests
4. Walk facing traffic
5. Avoid wearing headphones
6. Don't assume vehicles can see you
7. Wear a headlamp or carry a bright flashlight
8. Use a reflective leash and/or collar when walking a dog.

I just wanted to put this out there to remind everyone to use safe practices when walking/jogging/dog walking when it's dark. Thanks!

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Golf Cart Operation

Recently, there has been a significant increase in complaints related to the operation of golf carts in the Lakes. Most of these reports addressed the unsafe operation of golf carts by underage 'drivers', including speeding and disregarding rules of the road. According to the South Carolina Department of Public Safety Golf Cart Law the following rules must be observed for golf carts:

1. The golf cart must be insured, permitted, and registered with SCDMV
2. The golf cart must remain within 4 miles of your home, where it is legal to drive
3. The golf cart may be operated on roads with posted speeds of 35 mph or less.
4. The golf cart may be operated during daylight hours only.
5. The driver must be at least 16 years old, with a valid driver's license.

Minors that do not have a license may not drive on public or private roads. If a police officer stops a child driving a golf cart, a ticket could be issued. In the case of an accident, there could be criminal or civil liability. Please do not let your unlicensed, underaged children operate a golf cart. Due to recent resident complaints, Horry County police will be enforcing this law.

Lakes/Pond Facilitator

by **Debbie Wolcott**

As we bring 2021 to a close, it would be beneficial to recap some of the highlights since I volunteered to take over the position in March. As we reflect, we have made numerous accomplishments to better serve the community.

The first highlight was increased communication and attention to pond issues (FREE). Since March 19th, there have been thirty-four (34) individual concerns on a variety of issues. I have personally visited and followed up with each one of these homeowners. The concerns focused primarily on Apple Snails, invasive grass/weed issues, and low water lake levels. This also resulted in increased and ongoing communication with Richard Black of TLC (Total Lake Care), the contractor that treats and maintains our ponds for optimal health.

The second highlight was allowing fabrication of a removable boat ramp (June 2021 for approx. \$250) to facilitate the treatment of Lake Lure. Previously this pond presented treatment challenges because of the bulkhead; as a result, the contractors now have increased accessibility to treat more thoroughly. The ramp is removed for safety reasons.

The third highlight involved getting a Management Addendum for TLC to treat and manage the additional 6.14 acres of Long Bay (\$200 additional each month) that is part of the newer Lennar development. Technically the ponds in that area have not yet been turned over to the POA by the builders; however, because this new pond acreage impacts the existing, longer and more established part of Long Bay, it was prudent to begin management to prevent problematic situations from occurring throughout the pond.

The fourth highlight involved mitigating and managing the Apple Snail infestation (\$2,065) that has occurred throughout the area. (See comprehensive August 20, 2021 Information Sheet on Apple Snails). On Sept. 13th 2021 the Board approved stocking of Redear Sunfish (shell crackers) in both Long Bay and Seneca (150 minnows per acre) which, at that time, were the MOST impacted areas in an attempt to control newly hatched snails.

The fifth highlight is that the shell cracker mediation seems to be having a positive impact. There have been several Redear Sunfish (shell crackers) caught and they have gained considerable size. We trust that is due to eating recently hatched/baby Apple Snails.

Summary of Treatment

Most of the ponds are treated monthly with both Algaecides (utilized for their preventative capabilities) and herbicides (used for a variety of weeds). Pond dyes are also used, especially in areas of shallow water and in the summertime to cool the water temperature and block out the sun which reduces plant growth. Our contractor would love to introduce a preventive herbicide in the Spring but there are strict irrigation restrictions with its use. It means no one can water their turf with the pond water.

One of the main benefits of this type of treatment is that they help you deal with stubborn weeds without using harsh chemicals. If you apply these formulas during fall-spring, the weed will not germinate. These weed controllers eliminate stubborn and invasive weeds without killing the grasses for habitats.

This leads me into an emerging issue that is critical to our development. **It is highly recommended that everyone in the Lakes transition from pond water to city water for their irrigation needs.** The current and longer drought periods in addition to irrigating in the spring will greatly affect water depth and weed growth. Not to mention the unpleasant sight of having all the PVC that is beginning to be visible throughout the ponds (because of lower depths), and it makes it more difficult for the contractor to navigate some of the ponds for the most effective treatment.

As I have indicated before, when we were a smaller community, this was not as much of an issue; however, as we continue to grow (to 800 homes) it has a much greater impact throughout. Additionally, South Carolina stormwater management indicates the period of drought between rains is an increasing problem for all of SC and expects it to potentially worsen over time.

If you choose to have your intake irrigation pipes removed from your pond, just let me know. TLC will help with that.

Wildlife

I know many people are averse to geese management; however, it is a necessary evil to maintain healthier ponds and common areas; as well as facilitate the environment for more native birds and animals. I personally have noticed a significant increase in a variety of native ducks throughout the community since the geese have thinned themselves out.

We continue to ask that people not feed the pond wildlife. It's essential for them to maintain their own hunting instinct.

Fish Stocking

Carp are used as a highly beneficial form of biological control. They are especially effective in control of submersed weeds. They are not as efficient in controlling algae. Seven (7) ponds were stocked in October of 2020 (20 per acre) for \$2,400. We have put stocking of lakes into a two (2) year rotation (carp age out of usefulness). We will do some re-evaluation of this when water levels are up. We believe we may have lost many during the drought periods.

Redear Sunfish (Shell crackers) were stocked in Long Bay and Seneca (Sept. 2021) on a trial basis to control the Apple Snail. Apple Snails are somewhat dormant in cooler weather. We will re-evaluate need and/or effectiveness again in the summer and determine if other areas will benefit.

Upcoming Goals

In January or February of 2022, I will begin “walking” the perimeter of every lake to attempt to identify areas /corners / niches of significant collection/need. We are aware there are areas that may need some special cleaning attention because of low water levels, excessive leaf accumulation, etc. over the past year. The plan is to (hopefully) develop a plan of attack and work parties that can help clean up these areas on a rotational basis.

Best Wishes to all for a Happy and Healthy New Year!!!!



Stocking Redear Sunfish 10-1-2021



Redear Sunfish 11-13-2021



Architectural Control Committee

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.

Happy Holidays and a Happy New Year!!!

This time of year, we all need to take time to relax and spend time with family and friends. The committee in 2021 went through many changes, from leadership to new committee members. We are confident that moving forward, your requests for assistance will be addressed in a prompt and helpful manner. The ACC forms also went through a general review and updated. Current copies are available on the Lakes website: <https://thelakes.us/>

The committee in 2022 will be meeting monthly to review and approve projects, these meetings will be held on the Thursday before the Board meetings. If you should have any upcoming projects in 2022, please submit the applicable forms early to avoid any potential delays. There are many ongoing projects in the community, such as patios, decks, fences, pools and not to forget the new homes being constructed by DR Horton. Please remember ACC approval is required for these projects before work is begun.

Most projects are addressed by one of the following forms:

ACC-2-MJP	Major Project Approval Request Form
ACC-2-SP	Swimming Pool/Spa Approval Request Form
ACC-2-BHD	Bulkhead/Dock
ACC-2-MIS	Miscellaneous Projects Approval Request Form

If you have any questions, please do not hesitate to contact:

Robert White 843-251-7625 ACC Chairperson
Tom Fontanazza
Dave Lane
Jack Rowles
Bob Tomassetti



Welcome to the Neighborhood!!

(Jodi Vecchio – Welcoming Committee)

Acadian Way

Wayne & Elizabeth Thomas

Beaufort River Dr.

Ross & Kimberly Pihl

Reddy River Rd.

James & Christena Ward

Santee Circle

Eddie & Verna Stout

Waccamaw River Rd.

Kenneth & Theresa Moore

Happy to have you be part of the community!!!!



Lakes Directory

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

The Lakes Official Website is **thelakes.FRONTSTEPS.com**. Registration is required to access homeowner information. Please ensure your homeowner data is up to date to receive all correspondence regarding your Lakes property. Please contact LITUS for assistance with registration.

Lakes POA Board Members

President – George Duhaime

Vice President – Charlene Carson

Secretary – Michele Ferrante

Treasurer – Doug Owens

Directors at Large (Elected) – Tom Fontanazza
Bill Vesely

Ad Hoc Members - Quincy Adkins
Robert Tomassetti

Lakes POA Officers and Committee Heads

President – George Duhaime

Vice President – Charlene Carson

Secretary – Michele Ferrante

Treasurer – Doug Owens

Committee Heads:

Architectural Committee Bob White

Beautification/Maintenance Bill Vesely

Bylaws/Covenants Review Charlene Carson

Communications Charlene Carson

Drainage Mike Healy (V)*

DR Horton Liaison Doug Owens

Lake Maintenance Deborah Wolcott

RS Parker and Sons Liaison Doug Owens and George Duhaime

Social Committee Michele Ferrante

Welcome Committee Jodi Vecchio(V)*

*(V) = Volunteer

All Board members/committee heads are homeowners and Lakes neighbors volunteering endless hours of their time. There is always a need for more volunteers. Consider volunteering a few hours of your time, knowledge, and special skills to your community.