

April 11, 2022



The Lakes POA

MESSAGE FROM THE PRESIDENT

Spring 2022

George Duhaime

The Lakes and surrounding communities have recently experienced an alarming uptick in car break ins and in some cases attempted home entries. The Horry County Police Department has increased their patrols to counter this activity however they also have some observations and suggestions for homeowners.

Do not leave anything of value in your car, especially when parked outside.

Do not leave garage door openers in your car.

LOCK your car!

Close your garage door – especially at night/overnight.

Lock any entry doors leading from the garage into your home.

Outgoing mail should be placed in the mailbox on the morning/day of pick up – not the night before.

Additionally, please remember, Overnight Street Parking (between the hours of 2am and 5am) is NOT PERMITTED – this includes cul de sacs. Parking in front of fire hydrants is also NOT PERMITTED.

POA Quarterly Meeting Dates – 2022

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

All quarterly meetings will be held at the **Inlet Square Mall Meeting Room, 6pm.**

**** 2022 Annual Meeting
Saturday, 10:30 am, Inlet
Square Mall, Meeting Room**

Lake Levels – I'd like to clear up some misinformation circulating about the weir that was removed from the channel connecting Seneca Lake and Long Bay Lake at Saluda River Road. This is from email correspondence with The Horry County Stormwater Project Manager – John Flecknoe:

"As per our discussion in reference to the existing weir structure removed from the channel connecting Seneca Lake and Long Bay lake at Saluda River Road, a new weir structure will "not" be installed in the channel.

The weir structure removed was never designed to be there and had raised the normal water level in Seneca Lake 12 inches +/- above it's designed normal water level while diminishing its storage capacity.

With the new 30 inch rcp installed in Saluda River Road, Seneca Lake and Long Bay Lake normal water levels will be equal." (February 10, 2022)

Also, in the event of significant storms (heavy rains, hurricanes) area insurance companies and FEMA representatives indicate that any illegal structure that causes further flooding could nullify your flood insurance coverage.

Projects Around the Lakes

Spring is around the corner and the POA Board is putting together a list of potential projects in the community. Currently under consideration are the following:

- **Roads** – Repairs were recently completed on the badly cracked road surface on New River Road. A committee will look into identifying other similar situations and develop a plan to address any remediation needs. Repairs were also done on Ashley Court to fix an issue caused by a drainage blockage. Requests for bids would be made after a scope of work has been determined.
- **Primary swales** – Along with spring, the Hurricane season is also right around the corner. The primary swales were deep cleaned several years ago and should be reassessed. Maintenance of the primary swales was taken on as a responsibility of the association several years ago. Maintenance of secondary swales continues to be the responsibility of the homeowner. Requests for bids will be made to vendors/contractors interested in this work.
- **Islands** – The island on New River Road recently underwent a redesign. This action was in part due to the continuous damage done by large vehicles (mail/delivery/ trash trucks, etc.) not only to the island but also the adjoining homeowners' lawns. The new design also reduces the maintenance and upkeep for the island. The remaining islands (there are 21 total in the Lakes) will be reviewed for possible changes.
- **Drainage** – The Stormwater Standpipe near the junction of Ashley River Road and Ashley Court needs to be cleaned. Requests for bids will be made to vendors/contractors interested in this work.
- **Sign Repair**
 - **River Village Entrance** – This sign, much like the original Lakes signs, is wooden and over the years has slowly deteriorated largely due to weather. This sign will be refurbished and repainted. The project start date and duration will be dictated by weather conditions.
 - **"The Lakes"** – located at the entrance off the frontage road (2), Swan Lake Drive (1) and the entrance from Meadowoods (1), require a stonemason to make the repairs. Bids are currently being accepted for this project. Project start date and duration will be dictated by weather conditions.
- **Common Area Upgrades**
 - Additional common areas have now been turned over to the Lakes POA (new homes and construction along Waccamaw River Road and Gillham Loop) for maintenance. A committee will be investigating costs associated with the installation of benches and dog stations for these common areas.

Committee Updates

Beautification Committee – Chairperson Bill Vesely

I am happy to announce that at the present time, 12 Lakes residents have volunteered to be part of the Beautification Committee!! If you are interested in volunteering your time and talent, please text or call me at 516-395-1403.

We will be starting our planting projects at all “The Lakes” signs and the gazebo in early April.

Communications/Advertising Committee – Chairperson: Charlene Carson

In response to community feedback, the Communications Committee was formed and has launched a new publication, **The Communicator**, which is delivered electronically to all property owners that have opted to receive notifications via email. It will be published eight months of the year (those months when the newsletter IS NOT published), with the goal of getting timely information out to the community. The first two issues have already been sent (February and March 2022) and the format and content continue to evolve.

Additionally (also in response to community feedback), the Lakes Newsletter (published four times a year – January, April, July and October) is going hybrid! Beginning with this issue (Spring, 2022) the Lakes newsletter will be delivered via email to the homeowners opting in for electronic notifications and mailed (snail mail) to those homeowners that HAVE NOT elected to receive electronic notifications. Homeowners can set/change their preferences for notification on the Lakes website (thelakes.frontsteps.com). If you have any questions or need assistance, please email Karen Tucker (ktucker@litustolet.com). Roughly two-thirds of the Lakes community (475 +/-) have opted in for electronic notifications. A limited number of “hard copy” newsletters will be available at the office following each publication.

Review Committee – Chairperson: Charlene Carson

Kicking off the Covenants!

Have you ever wondered about satellite dishes, common areas, landscaping changes, and similar aspects of our covenants? The Covenant Review Committee is looking to add new suggestions to the current list of ideas. The Committee has received more than 20+ ideas for changes or additions to our Covenants. We are preparing to begin reviewing the individual covenants. The formal review will begin pending the outcome of the By-Laws changes.

Please send all suggestions to lakescovenants@gmail.com.

Let us know if there is something more you would like to see addressed.

Thank you!

Social Committee – Chairperson: Michele Ferrante

Mark your calendars - the social committee is looking forward to a fun filled year of community events at the Park.

Our **Tentative** event dates for the remainder of 2022:

- June 4, 2022** (Saturday) - Lakes 2nd annual community BBQ
- October 29, 2022** (Saturday) - Annual Halloween Party and Parade AND the 2nd Annual Chili cook off
- December 10, 2022** (Saturday) - Christmas Party will be held on December 10th

While these events are quite a bit of work to pull together, it’s always worth it when you see the happy children and the homeowners in our community coming together and meeting new people!! We look forward to more homeowners participating in the events. More information on these and other events will be sent out closer to their dates.

If anyone is interested in volunteering at these events, please email Michele at:
lakesparkevents@gmail.com



Centipede Grass - A Word About Watering
by **Bill Vesely**

Recently there has been much discussion on the water levels of the “lakes” in our development.

Many residents draw water from the lakes to water their lawns which contributes to the lower levels. Many of the lawns in the development are Centipede grass. I thought it would be helpful to give a little advice on the amount of water Centipede grass needs.

After reading numerous articles about Centipede grass, it needs between ¾ of an inch to 1.25 inches of water per week depending on the temperature.

To figure out how much water you are putting on your lawn you can place a few empty tuna fish cans (or something similar) or a few rain gauges around your yard. Water for a half hour and then measure the amount of water in the cans. If you have a half inch of water in the cans, then you know that you need to water for one hour per week to get one inch of water on your lawn. It is recommended to split your watering to twice per week. I hope this makes sense and it reminds homeowners who draw water from the lakes and who have centipede grass that they might be using more water than needed.

Thank You,

FINANCE REPORT

by Doug Owens

The first quarter of the year has seen our budget progress pretty much as planned. As advertised, our 2022 Budget of \$282,000 is comprised of income and expenditures in 36 categories. As we are all painfully aware, costs for everyday items are rising at a dramatic pace. However, with some diligence, we have been able to keep our day-to-day costs fairly consistent. Since there are no major projects on the landscape, I am confident that our budget should be right on target for 2022.

The RS Parker organization is finishing up the infrastructure work on Phases 19 and 20 which allows DR Horton to begin to purchasing parcels & plan construction. I bring this up because this activity has a healthy effect on our overall finances!

For 2022, the Impact fee, which goes straight to our accounts, is \$1,340.10, along with pro-rated POA dues of \$402 for each building lot purchased. Hopefully, Horton will begin purchases in Phase 19 within a few months. These Impact fees have traditionally been used to add monies to reserves, which help fund such projects as cul de sac improvements, road maintenance and improvements and the reduction of our Special Project deficit.

On the topic of Special Projects, during the recent Bylaws presentation sessions, I heard a variety of numbers being discussed regarding prior Special Projects like the park and the Waccamaw sidewalk. Even though we have published these costs in the past, for the benefit of our new homeowners and those of us (like me!) with short memories, here is a list of projects {in no particular order} with total costs of \$5,000 or greater from 2018 to present.

Park and upper Waccamaw River Road improvements	\$74,000
Upper Sidewalk to Power Lines	\$5,000
Lower Sidewalk from Power Lines	\$54,000
Waccamaw River Road Curve reinforcing and widening	\$12,000

Cul de Sac rehabilitation:

Ashley Court	\$9,000
Santee River Road Cul de Sac	\$14,000
Edisto Court	\$10,000
Seneca Court and Seneca River Road	\$12,000
New River Road	\$8,500

Waccamaw River Road curb heading to Meadowoods	\$9,000
Speed Humps	\$31,500
Cooper River Road – Storm Drain	\$2,800
Road Reserve Study	\$12,000
Security Cameras	\$12,700

Recognize that The Lakes is a costly community to maintain!

We have 5.7 MILES of roads (with another 1 or 2 miles nearly completed), 13 current lakes, and countless swales and underground drainage piping. Unfortunately, a lot of this was installed in the 1980's and 90's and have outlived their projected lifespan. This is why some repair projects can be costly.

Fortunately, our asphalt paved roads all have a concrete base which should extend their lifespan beyond what is normally expected. The Road Reserve study done in 2020 bore out that fact.

Regarding "Road Reserves", we have heard some concern in the Bylaws presentations that some owners were afraid that if we changed the title of our reserve funds to "Maintenance", the Board could find a way to take that money and spend it on other things.

Currently, the monies for Road, Lakes and Drainage reserves are listed as separate entries on our Balance Sheet and kept as separate ledgers in our account journals as well. Wording in the By Laws will not change that procedure.

We will continue, as we have, to report the level of these reserves quarterly to allay that concern.

Horton Update

I mentioned in the Finance Report that DR Horton will be purchasing more building lots in the near future after they complete the build out of Gillham Loop. Recently, as Horton finished their first new sales, it was noticed that the backyard of these nearly finished homes was not sodded to lake edge, like the rest of our development. That was done as a result of a misunderstanding because in some other developments, the last 10 to 20 feet is considered common ground and is owned by the POA.

That is not the case in The Lakes. Each property owner in the new phases owns to the water's edge, with a "maintenance" easement given to the local authorities and the POA for emergencies or lake maintenance.

Horton has told us that they have ordered more sod and that situation will be remedied shortly.

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Lakes/Pond Facilitator by **Debbie Wolcott**

Since our last Newsletter, October 2021 thru March of 2022 has been cooler and dryer for a much longer period than in previous years. As a result, there have been a minimal number of concerns and issues with our retention ponds/lakes.

CONSTRUCTION DEBRIS

The primary concerns have revolved around excessive building debris that was accumulating in and around Long Bay Lake Extension, the newer ponds (that aren't ours yet), and Waccamaw River Road bordering the construction areas because of more frequent windy days.

The previous Horton Site Manager hired a clean-up crew to address our needs in this area. In March, we asked TLC to be extra vigilante with trash pickup in the ponds that they treat in this area. I will continue to monitor and address this issue with the new Site Manager as needed.

DROUGHT CONDITIONS & WATER LEVELS

On March 22nd, the SC DNR indicated that 11 coastal counties (including Horry) have been upgraded to Incipient Drought status. Incipient is the first (or lowest) level of drought followed by Moderate, Severe, and Extreme. Low streamflow conditions and below-normal topsoil and subsoil moisture were the primary driving factors leading to this drought declaration. They indicate we are at a rainfall deficit of 50% for this time of year.

If you are irrigating from a pond, it is your responsibility to ensure that your irrigation pipes are adjusted in the proper position for water flow to your pump. If not, your pump may burn up. This has happened to several homeowners already, and it's very costly for repair or replacement.

As you drive around sections of "The Lakes" you will notice many, many homes that have extensive discoloration on their walks, driveways, building, trees, statues, etc. from pond irrigation. Car windows caught in the spray are also impacted with odd residual spots. With lower levels of water, more of the excess materials (lawn debris, fertilizers, herbicides, algaecides, etc.) that accumulate at the bottom of the ponds will be stirred up and infiltrated at a stronger/more concentrated level that is likely to cause increased discoloration to your property.

Although it is highly encouraged (for aesthetics and water level management), **no one is mandating homeowners stop using the ponds for irrigation.** We are asking that you be increasingly more mindful of lake levels and consider options. City water is a viable option if you note that levels are low, even if just on a temporary basis.

If you are no longer choosing to irrigate from the ponds/lakes, the Board is willing to provide assistance to remove the "float pipes" for you.

For any homeowners that are not aware, our "Lakes" are not free flowing bodies of water. They are, and always have been, wet retention ponds (see previous newsletters for further information). That means they are highly susceptible to overall climate changes and drought. They are not fed by anything other than Mother Nature. **IF** they would dry out, we have no way of filling them.

NATURAL WILDLIFE ENVIRONMENT

A memo went out addressing feeding of waterfowl and the Horry County ordinances. It alters the migration patterns of both native and non-native species, and natural feeding and survival skills of all the animals. Please refrain from this practice.

APPLE SNAIL PREDATORS

Great news! We have observed sightings of eagles eating our adult snails. So hopefully we'll get increased numbers of eagles to control our snail population further.

WALKAROUNDS

In April, I will start walking around ponds to determine needs. C U then!!!

Meanwhile, if you have questions and / or concerns about your pond / lake areas. Please send them to Karen at LITUS (KTucker@litustolet.com) and include your name, address, phone and email (if applicable) and the name of the Lake you live on (if known). Karen will forward them to me. This way we have a comprehensive data base of concerns, as well as a paper trail to follow up on.



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.

Spring is a time for you to start planning for any projects. Many projects are ongoing in the community, such as patios, decks, fences and pools. Just a reminder that prior to any exterior projects being started, you must submit the proper forms for approval to the Architectural Control Committee. Project approval request forms can be found on the Lakes website (<https://thelakes.us/>) under the folder-Documents, sub-folder External Documents. There are many ways to submit your forms for approval. US (snail) Mail to 400 Waccamaw River Road, email to thelakesacc@gmail.com or the drop box located at 400 Waccamaw River Road. **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.

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

We are currently looking for people to join the committee. If you are interested in being part of the Architectural Control Committee, feel free to contact us.

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

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



Welcome to the Neighborhood!!

(Jodi Vecchio – Welcoming Committee)

Broad River Rd.	Vincent & Phyllis Azzariti
	Terry & Darlene Bridges
Chattooga Ct.	Rudy & Mary Reyes
	Joanne Price & Sharon McKay
Cooper River Rd.	Richard & Stacy Kleitz
Enoree Ct.	Douglas & Darlene Thomas
Lumber Ct.	William & Kathleen Kretowicz
Pamlico Ct.	Bryan & Kelly Dalton
Seneca River Rd.	Michael & Barbara Zavinski
Tyger River Ct.	Thomas Forrest
Waccamaw River Rd.	Stanley & Carol Fortune
	Nicholas & Michelle Weiss

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 (KTucker@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.

April

2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6 Lakes Office Hours 12pm- 3pm	7 Lakes Office Hours 9am- 12pm	8	9 Lakes Easter Egg Hunt – 1pm The Lakes Park
10 Palm Sunday	11	12	13 Lakes Office Hours 12pm- 3pm	14 Lakes Office Hours 9am- 12pm	15	16
17 Easter	18 Qtrly POA Meeting – 6pm, Inlet Square Mall Meeting Room	19	20 Lakes Office Hours 12pm- 3pm	21 Lakes Office Hours 9am- 12pm	22 Earth Day	23
24	25	26	27 Lakes Office Hours 12pm- 3pm	28 Lakes Office Hours 9am- 12pm	29	30