

July 11, 2022



The Lakes POA

MESSAGE FROM THE PRESIDENT

Summer 2022

George Duhaime

Summer, and the influx of vacationers to our area, have arrived in earnest. Be careful and use extra caution when out on the roadways. Also, exercise that same caution and pay attention to your speed in the Lakes community. There has been a marked increase in the number of complaints by Lakes residents about speeding – and it's not all construction traffic. **STOP** signs at the intersections mean **STOP**, always, not just when it's convenient, not just when other cars are approaching – all times, every time!!

We will be setting out the speed trailer again to remind everyone about their speed and are looking for volunteers to handle set up in some particularly troublesome areas. Please contact LITUS (ktucker@litustolet.com) if you interested in helping. A vehicle with a trailer hitch would be needed. Training on set up and locations would be provided.

Overall, it's been a relatively quiet spring/early summer in the Lakes. Our walkers (and dog walkers) are out in force. Please be mindful of walkers in the roadways – and walkers, please be cautious of and courteous to the drivers. Let's all safely share the roads.

It's great to see that the dog stations (5 throughout the community) are being used by so many of the

Lakes canine residents! Picking up after your pets makes for a cleaner, safer neighborhood for everyone.

Lastly, I'd like to provide some information on the recent water main break that occurred in the Lakes. I received a call at 5:30 am from the owner of the building at the front of the Lakes that the roadway was flooded, and water was gushing out. Emergency services (fire and police) were contacted, and Grand Strand Water and Sewer Authority (GSW&SA) arrived on the scene.

The problem was determined to be a 24inch water line that had been laid over an old tree stump had cracked. Years of pressure from the water weight and breakdown of the stump finally led to the collapse and cracking of the line. GSW&SA made the repairs and filled in the affected area.

GSW&SA is responsible for and will be repairing and repaving the roadway.

In closing, watch your speed when traveling through the community. Be careful on the roadways and enjoy the summer!

POA Quarterly Meeting Dates – 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**

UPCOMING EVENTS

MEET THE CANDIDATE NIGHT

In advance of the annual meeting and the Board of Director election, the Lakes POA will be hosting a “Meet the Candidate” event. Any homeowner interested in running for the Board should complete the Board application and return it to LITUS in the envelope provided (application forms and additional details will be sent to all homeowners in mid-August – 60 days prior to the annual meeting). The event will give each candidate the opportunity (if they wish) to introduce themselves to the community and answer questions about their qualifications.

Meet the Candidate Night is scheduled for **Monday, September 26, 2022, 6pm at the Inlet Square Mall meeting room**. More details will be published in the upcoming issues of the Communicator.

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### WELCOME NIGHT – New Lakes Homeowners

The Lakes Board is working to coordinate a monthly Welcome Night for new Lakes homeowners. This would be an opportunity for new (open to current residents too) homeowners to meet the Board and community members who are interested in helping their new neighbors become acclimated to the Lakes. Information will be share about current Lakes Events, the Architectural Control Committee, open volunteer opportunities, and more! More details on when the events will be held will be published in the monthly eNewsletter (Communicator).

Remember to sign up for electronic communications to ensure you receive the monthly eNewsletters.

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The Lakes Office is now OPEN for Homeowner Events!

The Lakes Office is open and available for Homeowners to host small events such as game parties, book clubs, get togethers and more. Gambling, fund raising, and/or drinking events are prohibited. The POA is a non-profit organization and is not able to allow or facilitate these types of events.

Homeowners interested in reserving the Lakes Office should complete and submit a reservation request form. The forms will be available at the office, as part of each newsletter/Communicator and on the Lakes website – Frontsteps – in a folder titled Office Reservation. The completed reservation form can be returned to the ACC Dropbox located outside the office or emailed to POALAKES@gmail.com . (Inquiries about date/time availability can also be sent to POALAKES@gmail.com prior to submitting a reservation.)

Reservation requests should be submitted for consideration at least 1 week prior to the requested event date. Reservations will be approved on a first come, first serve basis, availability of the room and availability of the Office Coordinators who will need to open and close the space.

Additional Details:

- Homeowner that reserved the facility must be present at the event.
- Reservations are for 4 or 9 hour increments (NOTE: 2 joining sessions may be selected for 9 hrs.)
- Morning Session: 8 am-Noon; Afternoon Session: 1-5 pm, or Evening Session: 6-10 pm
- Maximum capacity: 20 people or less.
- The space includes use of three 6 foot tables and 20 folding chairs.
- Food and Non-alcoholic beverages are allowed; however, there is NO kitchen or refrigeration available.
- There is a restroom (wheelchair accessible) with basic toiletries (hand soap, paper towels, toilet paper, and cleaning supplies).
- Parking is available around the Lakes Park (across the street); 3 spots in front of office.
- It is the homeowner's responsibility to ensure the space is restored to its original condition. A \$50.00 refundable deposit (via check) is required to reserve the space. The deposit will be returned as long as the office is not damaged and is cleaned after use.

Projects Around the Lakes

The following projects have been completed, scheduled or remain open on the project list:

- **Sign Repair (Completed)**
 - River Village Entrance sign has been replaced
 - "The Lakes" signs (3) have been repaired
- **Primary swales (Open)** – There are approximately 20 primary swales throughout the Lakes. While these swales were deep cleaned several years ago, they should be reassessed. A review is underway to determine which swales will require cleaning. Maintenance of secondary swales continues to be the responsibility of the homeowner.
- **Drainage (Open)** – 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.
- **Road Repair (Scheduled)** – The repair work on Hatteras River Road is scheduled to begin in mid to late July (weather dependent). A bulletin will be sent with any necessary details closer to the start of the project.

NEIGHBORLY REMINDER

Lakes Homeowners are reminded that registered boats on trailers, motor homes or campers may be parked overnight in a driveway for up to 2 nights per month (48-hours total) for the purpose of cleaning and restocking. Please contact LITUS (ktucker@litustolet.com) if there are any questions.

COMMITTEE UPDATES

Beautification Committee – Yard of the Month – June 2022

Congratulations to the June 2022 Winner!



WINNER
Mark Steeves
3742 Atwood Place



Runner Up
Gregory Haigis
541 Saluda River Road

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SOCIAL COMMITTEE

SECOND ANNUAL BBQ 2022

Sunday, June 12th - we were finally able to hold our 2nd Annual Lakes BBQ!

Despite the weather (and several reschedules), the event was still a success! We saw approximately 60 people - some came and went but others were able to stay when the weather cleared up. As the weather brightened up a bit, we met a lot of new friends and neighbors. Everyone was welcomed to enjoy a menu of hot dogs, hamburgers, Italian sausage with peppers and onions, chips, cookies and bottled water.

Unfortunately, this year we were unable to have music due to the inclement weather. But we did have Mr Softee again! A special shout out and thanks to HTC for sponsoring our sweet treat. I would really like to thank all the volunteers and my fellow board members that came out and helped while working in the rain and making sure our community had a great time.

Thank you - **ONE** and **ALL**!

FINANCE REPORT

by **Doug Owens**

The second quarter of this year has been rather quiet, just as I like it! There have been no budget "emergencies" or issues this quarter, so we are right on plan. There has been a Balance Sheet change in that we have been able to resolve issues with a previous Board's investment strategy and cash in two annuity investments that had matured. These two investments, American General Insurance Company & Forethought Life, will now show as an addition to our United Community Bank Money Market Fund until the Board reinvests these funds. The American General annuity was \$123,001 and the Forethought Life was \$88,676.

On the positive side, Horton is in the process of buying parcels in our next to last building Phase 19. I received checks totaling \$20,101.50 which will be added to our Road Reserve. Furthermore, I've been told to expect more purchases in Phase 19 shortly which will continue to help increase that Reserve.

In previous articles I reacted to rumors and accusations that have been claimed as "truth" by a faction in our community who doesn't seem to agree with anything I or your Board says or does....or how it does it ! I reacted a bit forcefully because being accused of either "stealing" or "misappropriating" money is something I take very personally. I may not be the smartest guy in the room, but I will guarantee that I am one of the most honest !

However, I think I still need to caution you to ignore rumors and demand proof before you form opinions, particularly with financial issues. Frankly, I really don't care if a group never agrees with the Board, just do it in an honest and adult way by presenting facts and alternatives ! I have yet to hear any alternatives or other ways of doing things, or volunteering to help out...just loud complaining that the Board doesn't know what it is doing, or ridiculous comments specifically designed to anger or to intimidate different Board members. The most recent tactic is trying to use information from contracts that were formalized a few years ago, and to nitpick and argue the details to prove how incompetent the Board is. Isn't 20/20 hindsight just wonderful?

I recently asked one of this factions' leaders for help with an issue she had uncovered...and was totally ignored! I was told later that she announced she was not interested in helping me out one bit! That in itself speaks volumes. So I caution you again to recognize who you are hearing these things from and to validate what you hear.

Since in previous articles, I have discussed the use of impact fees and our overall financial process, I think this article should discuss how our budgets are developed and what their history has been in my experience as your Treasurer.

Our main determinate in developing our budget is the number of property owners times our current dues. Second, LITUS does a great job at looking at our expenses for the prior year and fleshing out a proposed budget for mine and the Boards consideration. Those of you who are in business or have experience with budgets recognize that there is no mystery in the making of a budget. The expertise comes in recognizing expense trends and what will be different next year from this year and

determining what issues may affect spending. For instance, our biggest issue has been that we are growing households by leaps and bounds.

In 2017 we had, roughly, 560 property and homeowners. In 2022, we are budgeted for 702 property and homeowners. The question then becomes what are we going to need "more" of - landscaping? electric? road or lake maintenance?. After LITUS adds its expertise, the Treasurer takes this combined information to the Board and the Board debates, may make changes and then approves the final budget to be distributed at the annual meeting.

As a comparison, the budget for 2017 was \$ 227,100. The budget for 2022 is \$ 282,300. An increase of \$55,200 over 5 years to cover services for an additional 142 property and homeowners. Unfortunately, this year, the process won't be quite that simple because of rampant inflation hitting just about every good or service coupled with our increasing inability to get competent contractors to do relatively small jobs for us!

However, with the use of skilled volunteer labor, long time vendor relationships, our old and new landscapers and even help from Horton and RS Parker, the Board has been able to handle most priorities and stay within our budget targets. Please recognize that in this difficult vendor environment, getting speedy help with some of the easiest projects has been difficult. Next year will be another challenging year for our budget as prices for everything continue to rise!

Lakes/Pond Facilitator

by **Debbie (Deborah) Wolcott**

It's been a very busy spring and start to the summer. As our weather alternates between longer drought periods followed by temporary heavy rains, it seems to be the perfect environment for the sun to reach pond floors and make everything grow relatively quickly. Keeping up with the excess growth and weeds has been a challenge.

This season, for whatever reason, there has been an increase in observable **Wildlife Aggression** within the ponds. This has been of concern to some homeowners. This has mostly been seen as: adult swans attacking other adult swans, turtles taking down and drowning baby cygnets and ducks, and egrets aggressively going after food being eaten by cormorants. Most of this behavior is a result of the natural "balance of nature;" however, some is likely a result of homeowners continually feeding them. For all wildlife, there is a natural movement when food sources are exhausted. This is particularly true for turtles and geese, and stormwater ponds. When fed, this does not happen, and they do not move on.

MUDDY WATERS:

Also note, that in large numbers, turtles can cause muddy water conditions as they stir-up bottom sediment. Stormwater ponds do not normally have enough food resources to sustain large numbers. Where they are not being fed, turtles usually number fewer than 5 individuals per acre. When they are fed, they may number in the dozens per acre. If feeding is stopped, they will disperse to find other food resources and usually do not need to be trapped and relocated.

Is it legal to feed wild animals in SC?

In general, **feeding any wildlife is illegal under animal harassment laws.** "Harassment" is legally considered any action that interrupts an animal's "normal behavior patterns," so this includes trapping, petting, or feeding most animals.

APPLE SNAILS:

We are aware that the Apple Snails are still prevalent this season. I have been in touch with the SCDNR's "Crustacean Research Division" to find out if there are any additional findings on ways to safely get rid of them, and the answer is "NO. They are likely here to stay."

To date, they still seem to be contained to the ponds around the building areas: Lake Seneca, Long Bay Lake, Long Bay extension, and now, the unnamed lake on Gilham Loop.

Best course of action (to date) is to crush pink egg masses and push into the water or spray with cooking oil. Adult snails need to be removed, crushed and/or dried out (salt seems to work). Remember they can be poisonous to humans and animals.

FISHING:

Please remember that **the 10' pond easement is NOT a public fishing pathway.** Going through and stopping to fish on a homeowner's yard is trespassing.

Per the **July 12, 2021 (Summer 2021) edition of the Lakes POA Newsletter**, it was determined that: "Fishing for ALL RESIDENTS is only permitted in two common areas – Lake Murray (along Waccamaw River [coming in from Swan Lake] near the power lines) and Lake Occatee (located on the right side of Waccamaw River Road coming in from the Meadowood Community). Additionally, homeowners with

lake property, can fish on their own property with their guests. Fishing on lake properties, other than these two common areas, without permission of the homeowner, is TRESPASSING.”

Canoes, kayaks, paddleboats, and other non-motorized boats can be used on our ponds for fishing or pleasure. They may only be launched into ponds from your own property or in the common areas for each pond (where the name sign for each Lake is located). NO VEHICLE transportation can be used. This is strictly a manual launch with no trailering equipment of any kind left behind.

Please be mindful of wildlife when you are fishing. Never cast near them and try very hard to recover tangled line and lures. We recently were lucky to be able to save a baby cygnet that had a treble hook lure stuck through its wing, then managed to wrap itself up in the line connected to it trying to free itself. The end product was it was wrapped in fishing line completely around its body, so it couldn't move, eat, or drink. It was saved by homeowners.

ITS CLEANUP TIME (and your help is greatly appreciated!!!!)

TREES, BUSHES & “Rogue” Plants (on the 10 Foot Lake Easement): Every pond in the development has a 10-foot easement for maintenance (and other things). That means there should be NO large plants, trees, and/or bushes in these areas. Over the years, many rogue seedlings dropped that were left to grow. Now these are hindering movement around certain areas of the ponds. We would greatly appreciate if homeowners would help by removing these items. If you have island ownership in your deed, then please be mindful that that may require maintenance as well.

DETERIORATING DOCKS AND SEAWALLS: As I am doing my “walkabouts” around ponds I am finding a few places where docks and/or seawalls are in various stages of deterioration. Please understand that these are not permitted to be left to fall into, or pollute, the ponds. This can be a fineable offense (debris being put into the pond). Please help by repairing, replacing, and/or removing these items as deterioration is occurring.

POND DEBIS: Additionally, I am finding a few areas where trees, bushes, and lawns (within the easements) ARE being maintained but being thrown and/or dropped into the pond after cutting. Every item (leaves, clippings, grass cuttings, animal excretions, etc.) that is put into the pond makes treatment and sediment build-up that much harder to maintain. This will impact the ponds performance to function as it is intended during storms. It is essential that NOTHING be added to it!

REMEMBER: These are “Wet Retention Ponds” (NOT Lakes) they are dependent on nature and essential during heavy rains and hurricanes. Each and every property owner's help is essential to keeping them clean so we can avoid unnecessary expenses!!!!



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 and summer is a busy time for you and the committee. 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	
George Molina	
Jack Rowles	
Bob Tomassetti	



Welcome to the Neighborhood!!

(Jodi Vecchio – Welcoming Committee)

Acadian Way
Catawba River Rd.
Chattooga Ct.
Cooper River Rd.

Danny & Carol Holte
Taylor Hendrix
Virginia Heal
William & Leigh Gaul
Michael Beaulieu

Edisto Court
Gillham Loop

Richard & Patricia Kiel
Janice Parker
John & Elizabeth Halley
Richard Cinetti
Christian & Darcee Dragity
Michael Sciallo & Colleen Fee
Joseph & Caroline Bucci
Hoi Kwok & Qi Tang
Gregory & Ellen Kelly
Darlene Seravello
Charles & Janet Obenshain
Carol Ann Smith
Paul & Lynn Vallaro
David & Elidia Bolduc
Tyler Ward & Helana Jacobs
Timothy & Annette Simmons
Thomas & Laura Mullane
Edward & April Mannone
Janice Benevides
Daniel & Barbara Price

Reedy River Rd.
Saluda River Rd.

Thomas & Karen Beckman
Paul Stepherson & Alice Prevette
Steven Matyi
Michael Dandrea & Sharon Brown

Santee River Rd.

Paul Hall & Ramona Perdue



**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

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## Lakes POA Officers and Committee Heads

- President** – George Duhaime
- Vice President** – Charlene Carson
- Secretary** – Michele Ferrante
- Treasurer** – Doug Owens

### **Committee Heads:**

- |                                   |                               |
|-----------------------------------|-------------------------------|
| <b>Architectural Committee</b>    | Bob White                     |
| <b>Beautification/Maintenance</b> | Bill Vesely                   |
| <b>Bylaws/Covenants Review</b>    | Charlene Carson               |
| <b>Communications</b>             | Charlene Carson               |
| <b>Drainage</b>                   | Mike Healy (V)*               |
| <b>DR Horton Liaison</b>          | Doug Owens                    |
| <b>Lake Maintenance</b>           | Deborah Wolcott               |
| <b>RS Parker and Sons Liaison</b> | Doug Owens and George Duhaime |
| <b>Social Committee</b>           | Michele Ferrante              |
| <b>Welcome Committee</b>          | 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.

# JULY 2022

SUN

MON

TUE

WED

THU

FRI

SAT

01

02

03

04

Independence  
Day

05

06

07

Lakes Office  
Hours 9am -  
12pm

08

Lakes Office  
Hours 12pm-  
3pm

09

10

11

Lakes Office  
Hours 12pm-  
3pm

The Lakes Board  
Meeting  
6 pm

12

13

Lakes Office  
Hours 12pm-  
3pm

14

Lakes Office  
Hours 9am -  
12pm

15

Lakes Office  
Hours 12pm-  
3pm

16

17

18

Lakes Office  
Hours 12pm-  
3pm

The Lakes  
Quarterly POA  
Meeting  
Inlet Square  
Mall  
6 pm

19

20

Lakes Office  
Hours 12pm-  
3pm

21

Lakes Office  
Hours 9am -  
12pm

22

Lakes Office  
Hours 12pm-  
3pm

23

24

25

26

27

Lakes Office  
Hours 12pm-  
3pm

28

Lakes Office  
Hours 9am -  
12pm

29

30

31

## RESERVATION TO USE LAKES OFFICE SPACE

**PURPOSE:** The Lakes POA would like to provide homeowners in The Lakes, the opportunity to have a place to host small social events, game events, or get togethers outside their homes. (NOTE: No gambling, fund raising, and/or drinking events can occur on property due to non-profit status).

**COST: Free.** A refundable \$50 cleaning/damage deposit (via check) is required to reserve. Deposit will be returned if the facility is restored to its original condition.

### INFORMATION:

Homeowner that reserved the facility must be present at the event.

Reservations are for 4 or 9 hour increments (NOTE: 2 adjoining sessions may be selected for 9 hrs.)

Maximum capacity: 20 people or less.

There are: three tables (6 foot each) and 20 folding chairs available.

Food and Non-alcoholic beverages are allowed; however, there is NO kitchen or refrigeration available.

There is a restroom (wheelchair accessible) with basic toiletries (hand soap, paper towels, toilet paper, and cleaning supplies).

Parking is available around the Lakes Park (across the street); 3 spots in front of office.

It is the homeowner's responsibility to ensure the space is restored to original condition (for refund of deposit).

**INQUIRIES regarding date/time availability can be sent to: [POALAKES@gmail.com](mailto:POALAKES@gmail.com)**

**Reservations (with deposit) may be left in the Dropbox outside the Lakes office.**

### RESERVATION REQUEST: (Please Print Legibly)

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Intended Purpose of Event:** \_\_\_\_\_

**Day & Date of Event:** \_\_\_\_\_

\_\_\_\_\_ **Morning (8 am - Noon)** \_\_\_\_\_ **Afternoon (1 – 5 pm)** \_\_\_\_\_ **(6 -10 pm)**

**Reservation Time Frame:** \_\_\_\_\_

**Deposit Check Info - Bank:** \_\_\_\_\_ **Check#** \_\_\_\_\_

**Date/Time Reservation is being made:** \_\_\_\_\_

### This Section for POA Use Only

**BOD Responsible for Open/Close:** \_\_\_\_\_

**Deposit Refunded:** Yes \_\_\_\_\_ No \_\_\_\_\_ **Date of Refund:** \_\_\_\_\_

**Reason Refund was NOT returned:** \_\_\_\_\_