

The Lakes POA

Communicator

Welcome to the Lakes Office!

The Lakes Office is in the building adjacent to the front entrance of the Lakes/park area!

Office Hours/Days are listed on the attached monthly calendar

LAKES FINANCIAL PROCESS

Doug Owens - Treasurer

There have been a lot of unsubstantiated rumors going around about Lakes money and how it is missing, stolen or taken somehow. I would suggest, when you hear rumors or accusations like this, you ask for proof! Nowhere have I seen or been confronted with proof that shows something like this could happen. As they say, 'the proof is in the pudding'! or, more recently, "Where's the beef"?

So, to eliminate any lack of understanding or misinformation, I thought I might explain exactly how our financial process works so you could see for yourselves what actually happens!

But first, it might be helpful to define some of our Lakes financial terms.

Impact Fees: There has been a lot of discussion regarding this fee recently. An Impact Fee is a fee charged **only to contractors**, to be used for eventual repair of damage their equipment does to our roads and easements (right of ways). This is the fee we charge Horton for every house they build. It is raised 5% every year to keep up with inflation. This fee makes up the majority of our **Road Reserve fund**. The impact fee for 2022 is \$1,340.10. Impact Fees **ARE NOT** used to pay for Association expenses.

Compliance Fee: This fee is broken into two parts: one is only charged to contractors, like Horton, to ensure that they don't work late or early or on Sundays, and if they do, we fine them. The second part of this fee is charged to a homeowner for projects like patios, fences, bulkheads, additions, etc., to insure they follow thru with submitted and approved plans given to the **Architectural Control Committee**. Once work is completed, this fee is returnable, to the homeowner. We return this fee to contractors minus an inspection fee and any fines assessed for things like working late or early or worksite conditions or for not following approved plans. This fee is assessed and managed by the **Architectural Control Committee**.

Annual Dues: Money you are assessed for the operation of your Property Owner's Association. It covers items like landscaping, pond maintenance, County Police, signs, POA mailings, office rental, CPA audit, property management fees, website, just to name a few. This fee has nothing to do with any contractor or construction, just property owners. We also charge Horton this fee when they buy building lots from Parker. This fee has not been raised for the last 5 years.

Late Fees, Violations & Penalties: We receive a small amount of money each year from Annual Dues Late fees, Rules and Regulations fines and penalties.

Let's talk about where we get the money to run this Association. The **main source of income** used to run the Lakes Property Owner's Association is **Annual Dues**, with a small contribution from fines, \$2,500 expected this year.

We then combine the dues and fine monies, focusing them on our annual expenses by developing an **Annual Budget** in October for the upcoming year. You may view this annual budget on the Lakes website.

Our bills are all paid through a process where a vendor submits a physical bill outlining performed services to **Litus* to Let** who then charges one of our **general ledger accounts**, which shows up on the Income/Expense Statement kept monthly (printed each quarter) and then writes a check which is sent to the vendor

If a bill is submitted that doesn't fit into one of our budgeted categories, it is kicked back to me, and I take it to the board for discussion and approval. This bill paying process is repeated dozens of times each year by **Litus*to Let**. At the end of each year, this entire process is audited by our accountant, **Wayne Fussaro, CPA**, who is in Surfside Beach.

What **DOES NOT** happen:

No board member or association officer has the ability to write a check, because there are **NO** checkbooks in circulation. We do not deal in cash in ANY form. The **ONLY** way to receive Lakes Property Owner's Association funds is thru Litus* to Let.

There are **NO** credit cards.

NO board member has the ability to "force" a vendor bill thru payment without it being budgeted or approved by the board, including the treasurer

Finally, board members **DO NOT** receive **ANY** money or compensation or favors of **ANY** kind for working on the board.

NO gas money is paid.

NO hourly rates are paid.

NO favors are done.

NOTHING is given to the board members. It is completely and unequivocally volunteer work. Board members can only be REIMBURSED for using their personal funds or credit card AFTER buying Association supplies, if needed and approved.

Lastly, if you have **ANY** proof of **ANY** financial wrongdoing by **ANY** Board member, I strongly suggest you present that proof to the local authorities, and I will stand right next to you when you do!

Remember, just because you disagree with Board decisions or projects or commitments, doesn't mean anyone is stealing or doing something illegal... and to say so is unconscionable.

Quarterly Topics - Update

The Communication Committee is working to keep the community updated on areas of interest.

1. **Communication and Transparency in Board and Community Actions** – The Communications committee, as well as all board members/committee chairs continue to try and be proactive in providing information to the members of the community. Beginning with this issue, all Communicator publications and newsletters will note on the calendar the date of the next monthly board meeting. Homeowners may choose to attend these meetings; however, these **are not** forums for questions/answers or discussion from the floor – these are working business sessions for the board. In the event there are items that involve the need for confidentiality for a homeowner(s), the Board will go into Executive Session. Attendance space is limited.
2. **Landscaping Overview** – As we transition to the new landscaping company, we want to ensure the community understands the basic responsibility and scope the landscaping responsibilities. The Landscaping contract includes general maintenance for all the common areas in the Lakes. It includes mowing, edging, weeding, shrub/tree trimming, fertilizing and general lawn care. The contract does not cover some of the “extras” the Beautification Committee handles like new/rotating flowers and plants at the entrance signs and the gazebo, and the extra attention around holidays, etc. There may be some people in our community who wonder why the contract does not cover the “extra’s” ... simply the POA wants to ensure the landscaping focus is on the common areas of the community and handled professionally. The extra effort for flower changes and upkeep are expensive and we are fortunate to have caring homeowners who enjoy the planting and adding extra love to our community. If residents have specific concerns about landscaping, please direct your comments to LITUS (ktucker@litustolet.com). (See the article following from Premium Landscaping.)
3. **The Lakes Entrances** - As many of our residents know, and our new residents might not know, the Lakes Landscaping budget has included funds to cover the landscaping along Swan Lake Road and the entrance off Bypass 17. The Lakes POA is paying for this landscaping as part of a long-standing agreement with Horry County dating back to the project (Horry County Ride 3 Interchange project) that included the bridge construction over Holmestown/Glenns Bay Road, the widening of Bypass 17, and the additional entrance to the Lakes (Swan Lake Drive). There have been recent communications with the Horry County Engineer working with SCDOT (Director of Right-of-Way) to get the specific details on how and when the roads will be turned over.
4. **New Land for the Lakes** – As mentioned at the April quarterly meeting, the Lakes Developer (RS Parker) gifted the Lakes POA a parcel of land (~14.9 acres) via a land transfer. The land was given as a gift, without expense, to the Lakes POA. The Lakes POA **was not** under a previous agreement to accept this land. The acreage is classified as “wetlands” and as such is very difficult (expensive, but not impossible) to build on. Now, owning this land means the Lakes Community does not need to be concerned about additional development adjacent to the community and/or the unintended impacts of additional development. There may be a time the Lakes community wants to consider a nature walking/biking trail, but those plans can be proposed and considered in the future.

Further, The Lakes POA is pleased to announce that a new volunteer has been assisting the treasurer, Doug Owens, on the Finance Committee. She has been invaluable in supporting the efforts to address open questions about new projects. One of her first projects is dealing with Horry County to have the proper tax rate set for the 14 wetlands acres gifted to the Lakes POA as well as the acreage covered by the county required retention ponds (aka Lakes). Reclassifying the wetlands and lakes to the proper tax rate will reduce the overall tax impact for the community. Additional updates will be provided as more details are available.

Projects Around the Lakes

UPDATES:

Road Maintenance – There are two items in progress:

- The board is waiting for a report and estimate on repairs to Hatteras River Road.
- A request to have a further road survey/engineering study done is being investigated to determine the scope and cost.

Drainage

The board is waiting for an estimate to clean out the pipe that runs under Saluda River Road

Sign Repair

The River Village sign has been replaced

The Lakes signs (all entrances) have been repaired (bricks reset).

Heavy Truck Traffic

A temporary barricade has been set up on Saluda River Road (where it connects to the construction area) to stop construction traffic.

Beautification Committee - Update Annual Yard of the Month Competition

Kudos to all the members of the Beautification Committee for all their efforts with the annual plantings done around the Lakes entrances and the gazebo. Drawing on all their knowledge and experience, the committee has selected a variety of colorful plantings to add to the landscape.

The committee is now set to begin judging of the 3rd annual Yard of the Month competition. Criteria used in judging will include points such as visual curb appeal, use of color, a balanced, welcoming appearance, well maintained lawn and trimmed shrubs and greenery. The competition will run for 3 months, (June, July, and August) with the winners announced following each month. The winning home will receive a \$50 gift card and display the Yard of the Month sign in front of their home.

If you are interested in volunteering your time and talent, please text or call me at 516-395-1403.

Thanks to all the committee members for volunteering their time and talents to this community effort.

Bill Vesely – Committee Chair

Burgess Community Redistricting

FYI! As a result of the 2020 Census, the district maps for the South Carolina House of Representatives as well as the Horry County Council and School Board districts have changed.

Below are links to these revised maps for all the districts. The Burgess Community (this includes The Lakes) is covered by SC House Districts 68 and 106 and by County Council/School Board Districts 4, 5 and 6.

<https://redistricting.schouse.gov/housepassedmaps.html>

<https://www.arcgis.com/home/webmap/viewer.html?webmap=02595aede8594611b340ba237b59bdec&extent=-79.923,33.4273,-77.8947,34.4039>

Horry County Primary Elections

Political Signage

The Horry County primary elections will be held on June 14, 2022. The Horry County ordinance states that political signage may be displayed 60 days before the election and should be removed 3 days after the election. The deadline to register to vote is May 13, or 30 days prior to the live election. South Carolina has open primaries which means you do not have to choose a party.

Link for registration information: <https://www.scvotes.gov/south-carolina-voter-registration-information>

Link for rules for absentee voting: [scvotes.gov/absentee-voting](https://www.scvotes.gov/absentee-voting)

Board Meeting Minutes

Recently, some of our residents expressed that they were unable to access board meeting minutes. How fantastic that our community members want to stay informed! Below you will find step by step instructions on how to access the minutes. You will need to have or set up an account with Front Steps.

- *Go to <http://TheLakes.frontsteps.com>
- *Login or set up an account
- *Click on Documents & FAQs (left side of your Dashboard)
- *Click on the folder that says Documents
- *At the bottom of this Internal Documents page, click on Next
- *Click on the folder labeled Meeting Minutes-BOD

There you will see several folders of BOD minutes by year.

*Note: If you access your account by a cell phone, the first page after signing in, might look a bit different than if you access by PC or tablet. You may have to click on the three lines on the top left to display categories of information (i.e. documents).

Please contact LITUS (Ktucker@litustolet.com if you're having any difficulty.

Neighborhood Reminders

The Communication Committee has received requests to share ideas, questions, concerns, and reminders from the community. This is a list of some of the recent requests.

- Snakes... EEK.... There have been several recent encounters with poisonous snakes in the Lakes Community. Please be careful with pets, walking in the dark and or in grasses. Some of the snakes can be aggressive. Your local hardware store may have products to help deter snakes from crossing into your yard but they are not 100% guaranteed.
- Summertime... At last... the days are longer and warmer! We love to see this time of the year, but we need to remember this means more walkers and bikers. Please share the road. Walkers should remember to move off the road (if possible) or move to single file if walking with multiple people. Drivers should slow down and be mindful of walkers and other cars passing at the same time. We all have choices to help protect each other. Please choose safety!
- Injured Birds... Ouch... The POA has spent countless hours trying to locate a local resource who could help injured birds in the community. Multiple agencies were contacted but the result was similar at each agency or for profit/nonprofit in that there is not an appetite for rehabilitation for injured birds. The POA has not been able to locate an agency or company willing to come help the birds. The best advice we were provided was to leave the birds alone. They are aggressive when injured and may hurt others. They will heal on their own or follow the natural course of life. **(LATE UPDATE: A Lakes resident reported that OnPoint Animal Hospital (located on Bypass 17) has helped with injured wildlife brought to their facility. It's not certain whether this is an ongoing service or on a case-by-case basis, depending on their workload. Call first before making a trip.)**
- Dumpsters... yes... dumpsters... It is home improvement season and there are times when a homeowner will need a dumpster for an extended period of time. Please contact Karen Tucker (Ktucker@litustolet.com) at LITUS for assistance on how to request an extension on time.

If you have something you would like to see in the Lakes Communicator please email us at POALakes@gmail.com.



A Message from our Landscapers...

Hello Lakes Residents,

We'd like to introduce ourselves and our company as we are excited to be your new landscaping crew. We are owner operated and do minimal subcontracting. This allows us the highest level of quality control. Each of us brings different skills to the table that when combined, provide our customers with comprehensive landscaping services.

Both Joe and Anthony maintain mechanical certifications to insure optimal machine operation and safety. Joe previously worked in landscaping, and his uncle in New Jersey, who owns a hardscaping company, has acted as his landscaping mentor over the years. Anthony is gifted in the art of hands-on problem solving and as such, is our irrigation expert. Having worked at Firestone for over 24 years as a master mechanic, he has accumulated tools to fix just about anything thrown our way.

We are a Limited Liability Corporation who maintains current Horry County licensure, general liability insurance, and BBB certification. While the guys provide most of the manual labor, Jessica handles the business side of the company. She brings a wealth of knowledge and experience to the table having graduated with a Bachelor of Architecture from Penn State and having work experience as an architectural estimator and park maintenance technician for Pennsylvania DCNR. Jessica's training in architecture includes landscape design. She is excited to share her expertise and experience with The Lakes Community. Jessica works closely with local nurseries and wholesalers to select plants that are best suited to the specific location. Jessica also supports using native plants as much as possible which increases success with the planting and lessens future maintenance.

As all owners live within or a couple miles of The Lakes Community, we are readily available for emergency calls. If you see something that needs done, please contact LITUS (Ktucker@litustolet.com) with your concern. Our responsibilities will soon additionally include dog station maintenance, fertilizing flowering shrubs, supplemental watering (including the entrance signs), and added common grounds in the new development area. If you see us out and about, and like what we're doing, please make sure to let the board know! We look forward to serving you!

Kind regards,

Anthony, Jessica and Joe

www.cutwithpremium.com

News from the Social Committee

Come Join your neighbors at the 2nd **Annual Summer Cookout** on June 4th from 4-6pm at the park by the front entrance.

The Lakes POA invites you to come out enjoy hot dogs, hamburgers and chips. There will be music for your listening (or dancing) pleasure and activities for the children.

Please **RSVP** to this email address: **Lakesparkevents@gmail.com** with the name of your family/group, a contact phone number and the number of people attending (specify adults and children) by **May 28, 2022**, to get a count for the food.

If you are interested in volunteering to help with this event - setup, cooking, clean up, miscellaneous event tasks - send your name and contact information (phone contact preferred) to Lakesparkevents@gmail.com – with VOLUNTEER in the subject line.

This is a BYOC – bring your own chair – event.

Parking will be available in the lot at the front office building.

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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:

**October 29, 2022** (Saturday) - Annual Halloween Party and Parade AND our 2<sup>nd</sup> Annual Chili cook off  
**December 10, 2022** (Saturday) - Christmas Party will be held on December 10<sup>th</sup>

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](mailto:lakesparkevents@gmail.com)

## Looking for Volunteers

Feedback received at the Lakes quarterly meeting (April 18, 2022), indicated homeowners were interested/willing to assist the Board with a list of projects or activities that exceeds the capacity of the members of the Board. A list of categories where assistance would be helpful was compiled and published in the May issue of the Communicator.

**Here is the count of responses/new volunteers received to date:**

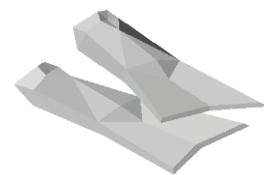
- **Engineering** – Volunteers: **ZERO** -
- **General construction/carpentry/painting** – Volunteers: **ZERO**
- **Wildlife management** – Volunteers: **ZERO** -
- **Communications** – Volunteers: **ZERO** -
- **Request for Proposals (RFP's)** – Volunteers: **ZERO**
- **Litter patrol** –Volunteers: **ONE** (available in the fall)
- **Finance** – Volunteers: **ONE**

The Board sincerely **THANKS** and appreciates the **2** volunteers that talked the talk **AND** walked the walk!

### On the Funny Side of the Lake...

What did Cinderella wear when she swam in the ocean?

Glass flippers!



The Lakes Communicator will be prepared and distributed 8 months of the year. In those months where a newsletter is distributed (January, April, July and October), the Communicator will not be distributed. The Communications Committee is working with the Board of Directors to include information on upcoming projects and events in future issues.

## Horry County Community Information

|                                   |                                               |                |
|-----------------------------------|-----------------------------------------------|----------------|
| <b>LOCAL HOSPITALS</b>            |                                               |                |
| Tidelands Waccamaw                | 4070 US 17 Bypass Murrells Inlet              | (843) 652-1000 |
| Conway Medical Ctr                | Singleton Ridge Rd Conway                     | (843) 347-7111 |
| South Strand Med Ctr              | 5050 US 17 Bypass Myrtle Beach                | (843) 839-1000 |
| Grand Strand Med Ctr              | 809 82nd Pkwy Myrtle Beach                    | (843) 692-1000 |
|                                   |                                               |                |
| MB VA Outpatient Clinic           | 1800 Airport Dr                               | (843) 477-0177 |
| MB VA Outpatient & Primary Care   | 1101 Johnson Ave Myrtle Beach                 | (843) 577-5011 |
| Market Commons VA Clinic          | 1101 Johnson Ave Suite R2A                    | (843) 477-0177 |
|                                   |                                               |                |
| <b>POLICE AND FIRE</b>            |                                               |                |
| Horry County Police Non-emergency |                                               | (843) 915-5350 |
| Horry County Fire & Rescue        |                                               | (843) 915-5190 |
|                                   |                                               |                |
| <b>REC CENTERS</b>                |                                               |                |
| Horry County Parks & Rec          | 2830 Oak St Conway                            | (843) 915-5330 |
| Pepper Geddings Rec Ctr           | 3205 N Oak St Myrtle Beach                    | (843) 918-2280 |
| Claire Chapin Epps Family YMCA    | 5000 Claire Chapin EPPS Dr Myrtle Beach       | (843) 449-9622 |
| South Strand Rec Ctr              | 9650 Scipio Ln Myrtle Beach                   | (843) 915-5333 |
| Burgess Community Ctr             | 10299 SC 707 Myrtle Beach                     | (843) 650-2796 |
|                                   |                                               |                |
| <b>COUNTY OFFICES</b>             |                                               |                |
| Horry County Treasurer            | 9630 Scipio Ln Myrtle Beach                   | (843) 915-5470 |
| Horry County Auditor              | 9630 Scipio Ln Myrtle Beach                   | (843) 915-5052 |
| Horry County Clerk of Court       | 9630 Scipio Ln Myrtle Beach                   | (843) 915-5080 |
| Horry County Probate Court        | 1301 2nd Ave<br>Conway                        | (843) 915-5370 |
| Myrtle Beach DMV                  | 1330 Howard Pkwy Myrtle Beach                 | (843) 839-8003 |
| SC DMV                            | 1200 21st Ave N Myrtle Beach                  | (843) 448-9957 |
|                                   |                                               |                |
| <b>RECYCLE CENTERS</b>            |                                               |                |
|                                   | 9610 Scipio Ln Myrtle Beach (closed<br>Thurs) | (843) 347-1651 |
|                                   | McDowell Shortcut<br>(closed Tues)            | (843) 347-1651 |
|                                   | 4670 Jones Rd                                 | (843) 347-1651 |

# JUNE 2022

| SUN                                                | MON                                               | TUE                   | WED                                         | THU                                           | FRI                                         | SAT                                                              |
|----------------------------------------------------|---------------------------------------------------|-----------------------|---------------------------------------------|-----------------------------------------------|---------------------------------------------|------------------------------------------------------------------|
|                                                    |                                                   |                       | <b>01</b><br>Lakes Office<br>Hours 12pm-3pm | <b>02</b><br>Lakes Office<br>Hours 9am - 12pm | <b>03</b><br>Lakes Office<br>Hours 12pm-3pm | <b>04</b><br>The Lakes<br>Community<br>BBQ<br>4-6 pm<br>The Park |
| <b>05</b>                                          | <b>06</b>                                         | <b>07</b>             | <b>08</b><br>Lakes Office<br>Hours 12pm-3pm | <b>09</b><br>Lakes Office<br>Hours 9am - 12pm | <b>10</b><br>Lakes Office<br>Hours 12pm-3pm | <b>11</b>                                                        |
| <b>12</b>                                          | <b>13</b><br>The Lakes<br>Board<br>Meeting<br>6pm | <b>14</b><br>Flag Day | <b>15</b><br>Lakes Office<br>Hours 12pm-3pm | <b>16</b><br>Lakes Office<br>Hours 9am - 12pm | <b>17</b><br>Lakes Office<br>Hours 12pm-3pm | <b>18</b>                                                        |
| <b>19</b><br>Juneteenth<br>Day<br><br>Father's Day | <b>20</b><br>Lakes Office<br>Hours 12pm-3pm       | <b>21</b>             | <b>22</b><br>Lakes Office<br>Hours 12pm-3pm | <b>23</b><br>Lakes Office<br>Hours 9am - 12pm | <b>24</b><br>Lakes Office<br>Hours 12pm-3pm | <b>25</b>                                                        |
| <b>26</b>                                          | <b>27</b>                                         | <b>28</b>             | <b>29</b><br>Lakes Office<br>Hours 12pm-3pm | <b>30</b><br>Lakes Office<br>Hours 9am - 12pm |                                             |                                                                  |