

The Lakes POA

Communicator

Welcome to the Lakes Office!

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

Current Office Hours: Wednesday 12pm – 3pm & Thursday 9am – 12pm

IMPACT FEES

I'm sure some of this hubbub about Impact fees is because The Board or I haven't done a good enough job at explaining (or communicating) the way we finance repairs (Webster, Repair: renew, restore, revive.) for our roads, cul de sacs or easements. That is probably because until Lennar came along, the amount of this money was a non-issue in the respect that Impact fees were minuscule with only a few being assessed per year. Now it **IS** big bucks, and you want to know what is going on.

However, let me say upfront that the Board and I have no issue and agree that these fees should only be used for their stated purpose, as discussed in the Bylaws and the covenants. We have striven to do just that.

Let me explain how this has worked. Since Lennar first started working on Phase 14 (Winyah Bay & Suwanee Court) we have received approximately \$144,000 in Impact Fees. If you read the most recent Lakes Newsletter, on page 5, I listed all the projects we have completed since that time, or approximately \$266,500, a good portion of which we did NOT use road reserve money.

So, if you take this \$266,500 of projects and subtract the \$144,000 of road reserve money we did receive and use, add to that projects other than road reserve ones, you will come up with a difference of \$122,500, which has been continually reduced quarterly since 2021. Even though a lot of us don't enjoy the construction, these Impact Fees have taken a tremendous load off our regular, everyday budget! You will notice that we haven't had to raise dues in 5 years!

Two years ago, this "deficit" was \$156,500, which is the "deficit" stated on our public Balance Sheet. Since that time, we have used APPROVED and PUBLIC BUDGETED money (\$25,000 in 2021 & now \$20,000 in 2022) to reduce that deficit from \$156,500 to approximately \$108,600 as of the beginning of 2022. Our Road Reserves are kept in a range of \$200,000 to \$250,000, which will balloon up when Horton begins Phase 19 in a few months.

Our "deficit" is money that has been spent on things like non road-oriented drainage, cameras, signs, the park, sidewalks and some landscaping revitalization, etc., over a 4-year period of time. I created this "deficit" category to highlight that these projects were not paid for using road reserve funds.

As a result, we as an organization, have money to use on projects that are not related to roads and don't need to use Impact Fees. (**Doug Owens – Treasurer, Lakes POA**)

Q1 2022 Quarterly Meeting Top Topics

There were a variety of topics discussed at the April 18th POA Quarterly Meeting. The Communication Committee is committed to sharing the top topics discussed.

Top Topics:

1. *Road Maintenance* – Several concerns were raised about the condition of several roads in the development. Additional concerns were shared about the short term and long terms plans to repair our roads. The Board has agreed to discuss the need for a detailed road study and review potential next steps with the specific roads mentioned.
2. *Communication and Transparency in Board and Community Actions* - Residents expressed a desire to have more information, more clarity on activities and expenses and more knowledge of upcoming activities. The Vice President shared the formation and evolution of The Lakes Communicator and Communication Committee to help ensure timely and detailed communication and information sharing. The Communicator will be published each month except for the months when the Quarterly Newsletter is distributed.
3. *Lawn Care Vendor Change* – Some residents have asked for clarity on how the Board selected the new Lawn Care Vendor. There are questions about the new vendor using the former vendor's vehicles and equipment coupled with the fact that the new vendor is also a resident. Residents are questioning if there was favoritism or similar relationship between the Board and the new Vendor. A new elected Board member shared that he was a participant in the solicitation of bids, review of bids, interviews of selected candidates and final selection. It was shared that the new vendor was neither the cheapest or most expensive but was instead the most comprehensive for the value and services provided to the community. If residents have specific concerns about landscaping, please direct the comments to LITUS (ktucker@litustolet.com)

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)

Projects Around the Lakes

UPDATES:

Primary Swales (swales that take roadway waters into the lake)

All the primary swales were 'deep cleaned' approximately 5 years ago. Recently all the swales were revisited, and routine maintenance was performed on the swales in the following areas/roads: New River Road, Cooper River Road (at the end), Ashley River Road, Seneca River Road (multiple), cul de sac on Ashley River Road.

Islands

The island on New River Road was most recently redesigned to reduce maintenance as well as relieve issues with damage due to delivery and service vehicles. The remaining islands will be reviewed for possible redesign at a rate of 1-2 per year as needed.

Sign Repair

- The River Village sign – upon further inspection it was determined that the sign (wooden) had deteriorated much more than originally thought. A full replacement is being prepared.
- “The Lakes” signs – repair work has begun to reset all the fallen bricks on the signs.

NEW PROJECTS:

- In advance of the hurricane season, Heritage Tree Services was contracted to trim back all the trees (pine trees) lining the common area primarily along Waccamaw River Road. This proactive measure helps to avoid possibly having fallen trees on the roadway as a result of high winds.
- The storm drain on Pamlico Court has been repaired. The grate, which trapped debris, was lowered to prevent further backups.
- In response to concerns raised at the quarterly meeting (April 2022), Palmetto Paving will be assessing the road conditions on Hatteras River Road and making a recommendation(s), to the Board on possible solutions.

Bylaws Proposed Changes

The proposed changes to the Bylaws were **NOT** approved by the Lakes community. The number of votes received set a record for any voting action (340 votes = 50% of the community).

The results were as follows:

TOTAL BALLOTS RECEIVED:	341 (680 eligible homeowners)
I APPROVE:	210
I DO NOT APPROVE:	131

The 67% majority for passage was not achieved.

The Review Committee will be meeting to determine next steps in this process.

Neighborly 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.

- Spotlights can help illuminate your house, yard or driveway but they may accidentally also shine on your neighbors in ways that can be disruptive, distracting or frustrating to your neighbor. Please check your spotlights and see if they may be inadvertently impacting your neighbor or ask your neighbor if they have any concerns.
- Please be mindful of debris and trash that may fall or be blown into the lakes. Please do not purposely throw anything into the lakes. We have recently heard about lawn clippings and dog feces thrown into the lake. Remember, the community owns the lakes and will have to spend more time and community funds to care for the lake if there is extra waste and debris.
- Reminder, guests should not block the lanes of traffic when parked at your home. Remember, overnight street parking (including cul de sacs) is not permitted.
- Car breaks-in and neighborhood thefts have been more prevalent in recent months. Please remember to lock your cars, front/side/back/garage, and interior doors. If you see something suspicious, please call the Horry County Police.
 - **EMERGENCY Dial 911** **Non-Emergency (843) 915-5350**
- There have been recent reports of cars loitering in the pools parking lots in the evenings. Their presence has been concerning to residents. If you, your family, or friends are parking in the pool parking lots in the evenings, please ask them to stop. This activity is causing concern from your neighbors and is not safe with all of the recent security concerns. Residents should call Horry County Police to report the activity.
 - **EMERGENCY Dial 911** **Non-Emergency (843) 915-5350**
- Street Lights - If a streetlight is burned out or not working, a homeowner may call Santee Cooper directly to report. The homeowner will need to provide the pole number which can be found on a metal plate, at eye level, located on the side of the pole facing the street. This does not need to be handled by the board or LITUS. The Santee Cooper phone number is 800-804-7424 or 843-761-8000.
- Contractor Safety Cones - Homeowners are asked to inform any contractors doing work at their residence (landscapers, repair workers, etc.) to set out orange traffic cones behind their equipment. This provides protection for the contractors as well as the homeowners using the roadways

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



They are soooo CUTE!!!

The Swans in our community are majestic, beautiful and can be very dangerous. It is easy to believe that our swans and geese are harmless, the babies are adorable, and they seem very serene but two of our residents have been attacked by them in the last few weeks. One attack led to potential broken rib and bruises for a week. Waterfowl will attack with or without provocation (like any wild animal) at any time.

We have received requests from residents to leave the geese alone and not try to remove them or disrupt them. We have also received requests to remove them because of the noise, droppings, and attacks. We are trying to balance the conflicting requests and keep our community clean and safe.

In an effort to error on the side of the safety of our resident the POA has engaged the Goose Man. The Goose Man has been engaged disrupt the geese in an environmentally friendly way. We understand some residents do not believe the visits are helpful, but we are hoping the visits are successful in mitigating the issue in a way that is safe for the geese and our residents.

Reminders and Safety tips:

- Do not feed the waterfowl. It is illegal to feed them and providing them with food that is not natural to their environment can make them sick or hurt them.
- Do not attempt to approach the waterfowl. They can and will attack with their wings, beaks, etc. They do not know you do not mean to harm them, especially if they have hatchlings nearby.
- If you have questions about waterfowl or want to report a violation of the feeding ordinances, please contact South Carolina Department of Natural Resources at 1-800-922-5431.
- If you would like to review the guidelines and regulations visit the SCDNR website:
<https://www.eregulations.com/southcarolina/hunting/migratory-bird-general-regulations>

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)

## ***Beautification Committee Update***

The Beautification Committee has been hard at work with many planting projects around the Lakes. New plants have already been set at the gazebo and several of the Lakes signs. 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

## Looking for Volunteers

Following the Lakes quarterly meeting (April 18, 2022), the Communications committee compiled a list of items the community felt needed attention. The time required to address that list exceeds the capacity of the members of the Board. In order to begin addressing these items, the Board is looking for volunteers to donate their time to work with them, pairing volunteers with a Board member, to research and/or provide assistance in the following areas:

- **Engineering** – assess maintenance of the Lakes infrastructure (roads, easements, common areas, etc.), provide recommendations for remediation and resources to provide the service (with costs).
- **General construction/carpentry/painting** – maintain/repair/replace physical structures throughout the community common areas (pump houses, gazebo, bulletin boards).
- **Wildlife management** – manage expectations of the community regarding wild fowl/aquatic life (ducks, swans, geese, fish, turtles and invasive creatures). Know and understand the Horry County ordinances related to the feeding of wild fowl (DON'T) and the penalties associated with violations. Recommend techniques to control wild fowl population (specifically geese) in the Lakes. This committee would work with the Lakes/Pond facilitator.
- **Communications** – work with the existing committee to collect and prepare regular updates to the Lakes community on activities and projects within the Lakes as well as provide information of interest for the Greater Burgess community.
- **Request for Proposals (RFP's)** – work with the Board to develop specifications for projects requiring bids. Would need to adapt RFP format based on project requirements/contract.
- **Litter patrol** – assist in keeping the Lakes community free of trash and roadside discards, particularly along the entrances and common areas. The dedicated homeowner currently doing this would appreciate some assistance.

If you are interested in any of these opportunities, please send your name, contact information and the area of skill/interest to [POALAKES@gmail.com](mailto:POALAKES@gmail.com), with VOLUNTEER in the subject line.

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

Why couldn't the Pirate learn the alphabet?

Because he was always stuck at C!



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 |

# MAY 2022

| SUN                | MON                | TUE | WED                                  | THU                                  | FRI | SAT |
|--------------------|--------------------|-----|--------------------------------------|--------------------------------------|-----|-----|
| 01                 | 02                 | 03  | 04<br>Lakes Office<br>Hours 12pm-3pm | 05<br>Lakes Office<br>Hours 9am-12pm | 06  | 07  |
| 08<br>Mother's Day | 09                 | 10  | 11<br>Lakes Office<br>Hours 12pm-3pm | 12<br>Lakes Office<br>Hours 9am-12pm | 13  | 14  |
| 15                 | 16                 | 17  | 18<br>Lakes Office<br>Hours 12pm-3pm | 19<br>Lakes Office<br>Hours 9am-12pm | 20  | 21  |
| 22                 | 23                 | 24  | 25<br>Lakes Office<br>Hours 12pm-3pm | 26<br>Lakes Office<br>Hours 9am-12pm | 27  | 28  |
| 29                 | 30<br>Memorial Day | 31  |                                      |                                      |     |     |