

The Lakes POA Communicator

September 2022

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

Welcome to The Lakes - Wednesday, September 14, 2022, 6-8 pm

The Lakes community continues to change and grow. We are seeing some of our long-time residents begin their downsizing (we're sorry to see you go), bringing in new residents and the new construction also bringing in new families every day.

The Lakes Property Owners Association Board would like to "Welcome You" to the neighborhood and help you get acclimated in your new home.

Wednesday evening, September 14, 2022, from 6-8 pm, members of the Board and committees will be at the Lakes office to say "Hello!" and provide information about the Lakes and the surrounding area.

This will be a very informal evening, providing an opportunity ask about the best ways to navigate in your new home. Stop by and find out about the social events – annual and upcoming, how to contact and work with the ACC (Architectural Control Committee) for external changes to your property, opportunities to share your talents by volunteering for community committees.

Do you know where to vote (how/where to register); did you know that the Lakes are part of the greater Burgess community of Horry County and the many programs they sponsor; do you know about the recycling centers and where they're located?

Stop by and say "Hi" and get the answers to these and other questions.

Residents interested in helping out at this event can volunteer by sending your name and contact information to POALAKES@gmail.com (put Welcome Night in the subject line).

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### **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. The event will give each candidate an opportunity 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.

A moderator will direct the evening's activities, where each candidate will be given time to introduce themselves, then provided an opportunity to respond to prepared questions from the moderator and lastly, time permitting, the audience may ask questions.

## THE ANNUAL LAKES POA BOARD OF DIRECTORS ELECTIONS

The Lakes Homeowners will be asked to elect 3 Board Members at the annual meeting in October! There are several dates to keep in mind over the coming weeks. Please remember the date for the mailings are approximate and receipt of the documents are dependent on the postal service.

- **September 9, 2022** - Completed Nomination Applications need to be **mailed and received** at the address provided on the Nomination Application form to be considered for the proxy/ballot. Please use only the form provided for your information.
- **On or about September 15, 2022** - Residents will be mailed Proxy forms listing the candidates for the Board. A copy of each candidates' application will be transcribed for readability and included with the proxy form. Additionally, the applications will be available for viewing on the Lakes website.
- **Monday, September 26, 2022** - Meet the Candidate Night - Inlet Square Mall - 6pm
- **October 17, 2022** – Proxy forms need to be **mailed and received** at the address on the proxy.

Residents who wish to change their previously mailed proxy can do so at the Lakes POA Annual Meeting, Saturday, **October 22, 2022**, 10:30am, Inlet Square Mall Meeting Room.

### Board of Directors Overview

The Lakes Property Owners Association Board has seven (7) elected Board members. The 7 Board Members include a President, Vice President, Treasurer, Secretary and 3 Directors at Large. The Board members each serve for a term of 2 years. Terms rotate to provide continuity within the Board.

The general roles and responsibilities of all board members include regular attendance and participation in scheduled and special board meetings, chairing and participating in standing committees, facilitating communications within the community, addressing grievances, requests for variances, determining the assessment of fines for violations of community standards, reviewing contracts for services and other activities related to the operation of the community and ensuring a budget is established each year with ongoing fiscal monitoring.

The Board of Directors are not elected to specific positions during the elections. Each year the new Board of Directors elect the Officer positions. The determination of specific positions occurs at the first meeting of the new board. Specific duties and responsibilities by position include (briefly) but not limited to:

**President** – Plan, manage and respond to the day-to-day operations of the community; respond to emergency situations within the community; authorize/sign contracts for community services; plan and direct association meetings; be the main liaison with the management company

**Vice President** – In conjunction with the President, participate in the day-to-day operations of the community and respond to emergency situations; develop and maintain operating procedures to insure consistency; attend and/or plan and direct all community meetings; serve as a facilitator/coordinator of committees; chair committees as needed; author and coordinate the distribution of communications to the community; manage community safety and security operations; plan/expand/execute services for the community. owner meetings; maintains annual budget in accordance with our CC&Rs; proposes changes to dues/fines/assessments as dictated by changes in the economy.

**Treasurer** – Under the direction of the Board in all matters, directs the relationship with the management company to establish, monitor and manage the financial operation of the community; assists with preparing the annual budgets; assists in the regular preparation and distribution of financial reports/audits; provides financial updates to the community at property owner meetings; maintains annual budget in accordance with our CC&Rs; proposes changes to dues/fines/assessments as dictated by changes in the economy.

**Secretary** – Establish annual meeting schedules; participate in the development and communication of meeting agendas; coordinate meeting sites/availability with the management company; take meeting minutes in the absence of the management company; serve on/chair community committees.

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FINANCE
By Doug Owens

The last few months have been very difficult for the Board and its finances. Costs have gone thru the roof with many services/contractors or even retail prices tripling from what they were even just last year. Even our electric & water bills have dramatically increased!

Though the Board is doing its best to reduce spending, costs have risen so fast and so high that our budget has been overwhelmed and we need to use some of our savings to pay ongoing bills for the rest of the year. We all recognize that this is not a good sign as we prepare for next year’s budget or needed dues levels.

Since Bob White has taken charge of the ACC, Bob and I recognized that our current Compliance account looked too large for its intended future purpose. We saw a need for a review of this ACC Compliance account and asked Jackie DiVincent to take a look at this activity over the last few years to see if all the money in it was correctly classified as Compliance money.

As a bit of background, please recognize that Compliance money is actually builders’ money. This is not Association money. We collect this money from either Lennar or Horton (or other builders like Hanco and Rabon) to ensure they meet our ACC building standards. Once we inspect each home, we return this money to them minus any fines or charges. This money is reported monthly on our balance sheet. Since this audit did uncover some mis-classified funds, it also pointed out the need for a written "procedure" to be developed to ensure this doesn't occur in the future. Bob, Jackie and I are currently writing the procedure for implementation.

This review took Jackie a few months to double check every single transaction for each new home built over the last 4 years, how it was classified, and did it belong in that classification, as well as how it was paid back and what our refund requirements will be for the future. Thru her work, Jackie has identified misclassified funds that had been deposited into the Compliance account. We are now in the process of transferring these funds to the appropriate accounts. You can understand that with the amount of building we have experienced over the last few years, it was important to insure that the ACC Compliance account is accurate.

I would like to once again sincerely thank Jackie DiVincent for all the time and effort she put into this (and other) projects as a volunteer. Her help and experience are invaluable!

PROJECTS AROUND THE LAKES

Seneca Lake

The Seneca Lake Committee and the POA are pleased to announce that with the help of RS Parker, we have come to an agreement for the construction of a spill-over type structure that will raise the level of Seneca Lake to approximately its former level. This structure will be constructed just prior to the current drainage pipes built under Saluda River Road, on the Enoree Court side. This work will be done at no cost to the POA by an RS Parker contractor.

RS Parker, Horry County Storm Water Management and the POA are all in agreement with this change to the lake's level and to this structural design approach.

Many thanks go to Seneca Lake residents Frank Murawski and Dennis Brown and Board member Tom Fontanazza for their willingness to help solve this issue by working together to reach an acceptable solution.

Also, a special "Thank You" to Doug Thomas and his family for their cooperation and understanding that construction activity will take place on or near their property.

Even with RS Parker's heavy schedule, hopefully, construction will begin within the next month or so.

Horton's Construction Trucks

Now that Horton has begun construction on Phase 19 and within the year, Phase 20, large 18-wheel trucks will be delivering building materials. Unfortunately, some of these vehicles are not following the signs placed at Cooper River Road and again at Ashley River Road, directing the construction traffic.

The old section of Saluda River Road, in particular, is blocked and will be for quite a while simply because it cannot handle trucks of this length, width or weight. Once the truckers' figure out, they have gone the wrong way, they have historically done considerable damage to corner properties as they try to turn around or back up.

If you see this occurring, please get the name of the trucking company or a license plate and let either LITUS (ktucker@litustolet.com) or a POA Board member (POALakes@gmail.com) know and we will either fine Horton or have the trucking company pay for the damage. Photos would also be helpful.

Road Maintenance

- Revisiting road condition on Hatteras River Road. The final road "seams" were completed in mid-August.
- Continuing to search for organizations willing/qualified/available to provide a further road survey/engineering study.

Other:

- Missing fence panel (across from Gillham Loop) – New high wind rated panels have been ordered. Due to supply and shipping issues the best estimate (subject to change), still awaiting delivery of new panels.
- New Trenches were dug on Waccamaw River Road, by the Developer and at no cost to the POA, the work is to ensure the slope of the drainage trenches are pitched correctly for proper drainage and are of the required size (per Horry County) to address.

NEIGHORLY 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.

- Please do not park on any of the islands in the neighborhood. The landscaping company cannot work around cars to properly care for the grass and plants.
- In addition to picking up after our dogs, it has also been brought to our attention that we need to be mindful of picking up after our cats, as well. Some of our neighbors have complained of cat spray and feces on their property.
- As school is now in session, please remember to stop for school buses picking up and dropping off our students, watch for walkers, observe for speed limit, and obey the stop signs.
- As many of our neighbor's drive golf carts, we need to be mindful that they often drive more slowly than our cars. Please be extra careful and courteous when sharing the road with our golf cart drivers. Please note that ATVs are not allowed in The Lakes.
- Please remind children not to play in the street, especially on main streets like Waccamaw River Road. They may seem like good open spaces, but we know there are an increasing number of cars and speed has become a challenge. The streets are not safe places to play.
- Lake's residents are reminded that on street parking IS NOT permitted between the hours of 2am and 5am in the Lakes community. Overnight Parking is also NOT permitted in either Pool Parking Lots.
- Please do not park on the grass. We understand parking is limited but we want to try to maintain the appeal and overall aesthetics of our community.
- Worried about Speeders? Contact LITUS to request the use of the Speed Trailer near your home. The Speed Trailer will be moved based on volunteer availability and placement ability as time allows.

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

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**Volunteers Needed:** Please consider joining or asking about any of these committees.

- ❖ Communications Committee: The CC Committee is looking for volunteers who have experience in corporate communications, a background in communications, an aptitude for writing and or has experience creating or writing Request for Proposals or Information (RFP/RFI - used to solicit bids for POA Contracts).
  - ❖ Engineering: The POA has a need for volunteers who understand structural engineering, construction, or similar experience or skills.
  - ❖ General Volunteers: Not sure where to volunteer or how you can help? Let us know we would be happy to help find a place for you to help.
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### Public Service Announcement – Greater Burgess Community Association

The Greater Burgess Community Association will have a Special Guest Speaker at their Quarterly Meeting on September 22nd at 6:30 pm at the South Strand Recreation Center. Presenter Cad Holmes is a descendant of the family for whom Holmestown Road is name will be speaking about the History of the Burgess Community including information on The Blacksmith Shop, The Post Office and the Rosenwald School. The meeting should be very interesting and educational.

***Beautification Committee***  
***August Yard of the Month***  
**Bill Vesely – Committee Chair**



**AUGUST WINNER**

**Vernice Isabel Gigante-Gervil**

3309 Bowen Place



**RUNNER UP**

**Margaret Lynch**

1419 Winyah Bay

**CONGRATULATIONS!!!**

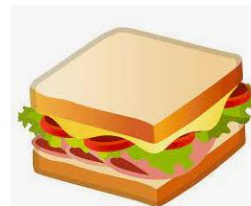
**Did you Know???**

The maximum speed captured on the speed trailer on August 13, 2022 was  
57 MPH !!!

**On the Funny Side of the Lake...**

Q. What is the best thing to eat on the Beach?

A. A SANDwhich



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.

# SEPT 2022

| SUN       | MON                                                                                       | TUE       | WED                                                                                                 | THU                                                                                        | FRI                                                                                                                                            | SAT       |
|-----------|-------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|           |                                                                                           |           |                                                                                                     | <b>01</b>                                                                                  | <b>02</b><br>Lakes Office<br>Hours 12pm<br>- 3pm                                                                                               | <b>03</b> |
| <b>04</b> | <b>05</b><br>Labor Day                                                                    | <b>06</b> | <b>07</b><br>Lakes Office<br>Hours 12pm<br>- 3pm                                                    | <b>08</b><br>Lakes Office<br>Hours 9am -<br>12pm                                           | <b>09</b><br><b>BoD<br/>Nomination<br/>Forms need<br/>to be<br/>received<br/>(Mail) at<br/>Litus<br/>Lakes Office<br/>Hours 12pm<br/>- 3pm</b> | <b>10</b> |
| <b>11</b> | <b>12</b><br>Lakes Office<br>Hours 9am -<br>12pm<br>The Lakes<br>Board<br>Meeting<br>6 pm | <b>13</b> | <b>14</b><br>Lakes Office<br>Hours 12pm<br>- 3pm<br><b>Lakes<br/>Welcome<br/>Night 6pm-<br/>8pm</b> | <b>15</b><br>Lakes Office<br>Hours 9am -<br>12pm<br><b>Proxy Form<br/>to be<br/>Mailed</b> | <b>16</b>                                                                                                                                      | <b>17</b> |
| <b>18</b> | <b>19</b><br>By Law<br>Review<br>Meeting –<br>6pm-<br>7:45pm                              | <b>20</b> | <b>21</b><br>Lakes Office<br>Hours 12pm<br>- 3pm                                                    | <b>22</b><br>Lakes Office<br>Hours 9am -<br>12pm                                           | <b>23</b>                                                                                                                                      | <b>24</b> |
| <b>25</b> | <b>26</b><br><b>Meet the<br/>Candidate<br/>6pm-8pm<br/>Inlet Square</b>                   | <b>27</b> | <b>28</b><br>Lakes Office<br>Hours 12pm<br>- 3pm                                                    | <b>29</b><br>Lakes Office<br>Hours 9am -<br>12pm                                           | <b>30</b><br>Lakes Office<br>Hours 12pm<br>- 3pm                                                                                               |           |

## Horry County Community Information

| LOCAL HOSPITALS                   |                                               |                |
|-----------------------------------|-----------------------------------------------|----------------|
| 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 |
|                                   |                                               |                |
| POLICE AND FIRE                   |                                               |                |
| Horry County Police Non-emergency |                                               | (843) 915-5350 |
| Horry County Fire & Rescue        |                                               | (843) 915-5190 |
|                                   |                                               |                |
| REC CENTERS                       |                                               |                |
| 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 |
|                                   |                                               |                |
| COUNTY OFFICES                    |                                               |                |
| 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 |
|                                   |                                               |                |
| RECYCLE CENTERS                   |                                               |                |
|                                   | 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 |