



The Lakes Communicator

January 2023 Edition

President's Message – Charlene Carson

My first months as President have been filled with opportunities and character-building experiences! The Board is energized and working on multiple initiatives that will take the Lakes community in new operational directions.

New Initiatives

Committee Charters

The Board relies on committees to act as our agents (eyes and ears if you will) in understanding issues that are presented and recommending solutions. As we are all volunteers, it is important to have direction simply and clearly defined. To that end, the Board in conjunction with committee chairs, is beginning to develop charters. This does several things for our organization. First, it sets the mission and expectation for each committee and second, when trying to recruit volunteers, it provides a consistent way to match skills and interest.

The Communications Committee prepared and presented their charter to the Board and going forward it will be used as a guide for development of all other committee charters. As charters are developed and approved, they will be available to the community on the Lakes website (Frontsteps) - more on that later in this issue.

Communications and Community Feedback

Following an extremely helpful and informative discussion with the technical support staff at LITUS, the Board, working with the Communications Committee, will be using electronic surveys to collect opinions/feedback on issues that affect the community (this IS NOT a vote!). Leveraging the existing capabilities of the Lakes (Frontsteps) website, both simple – one question surveys, as well as more complex, multi-question surveys are possible. The key to making a survey process effective however is up to YOU!! The number of registered households on Frontsteps is significantly less than the total number of homes in our community. I would ask that every homeowner proactively create an account on Frontsteps or accept the invitation to join that may have been sent to you. Your participation is important.

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Project Planning/Issue Tracking

"Behind the scenes", the Board is working to create a more comprehensive process for identifying, tracking, and documenting projects and/or issues in the community. Once more relying on existing capabilities of the website, the Board and committees will be able to look at all information related to a project (proposed or underway) or issues reported from a resident. Moving from a paper process to electronic tracking will help better serve the community in coming years by not having to chase the paper!

It Takes A Village ...

This quote is generally used when speaking about raising children. I would offer that it also applies to making and keeping a community a place where people live in harmony and help with community tasks. Maybe that's also called volunteering!

The Lakes has a group of individuals that consistently and continually step up, offering their time and if the situation requires it, their "muscles" to get things done.

Recently there was a situation where a storm drain grate ended up at the bottom of the storm drain box! Following up on a call from a resident, Ken Ferrante got the drain covered and set up cones around the area. The residents of Ashley Court (and George Duhaime) worked together to extract the grate from the bottom and get it set back on the storm drain box. Not everyone can do the "physical" jobs, but our "village" has many opportunities for using mental strength!

I'd like to close this message by thanking all the volunteers, past and present that have given their time and talents to keeping our "village" running.

On behalf of the Board – we're very enthusiastic about the opportunities that lie ahead and hope to see some new faces join us on the journey. **Happy New Year everyone!**

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## **Community News & Updates**

### **Holiday Light Decorations Winners**

Thank you to all our neighbors who decorated their house for the Holiday House Decorating Contest! The decision on winners was difficult because of all the creativity throughout the Community!

**Congratulations to our 1<sup>st</sup> Place Holiday Light Decorating Winner:** 522 Saluda River Road



**Congratulations to our 2<sup>nd</sup> Place Holiday Light Decorating Winner:** 1447 Winyah Bay



**Congratulations to our 3<sup>rd</sup> Place Holiday Light Decorating Winner:** 1220 Keowee River Road



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## Lakes POA Quarterly Member Meeting

The Lakes POA Quarterly and Annual Meetings are a great time for Property Owners to learn more about what the Board and Committees are working on and a time to share thoughts and ideas. Remember... you do not need to wait for a Quarterly Meeting to ask questions or share thoughts or ideas. Read the article below for ideas.

*The tentative Lakes Quarterly and Annual Meeting Dates are planned as follows:*

Q1 2023 - Monday, January 23<sup>rd</sup> , 6pm-7:45pm at Inlet Square Mall

Q2 2023 - Monday, April 17<sup>th</sup> , 6pm-7:45pm at Inlet Square Mall

Q3 2023 - Monday, July 17<sup>th</sup> , 6pm-7:45pm at Inlet Square Mall

Annual Meeting – Saturday, October 28<sup>th</sup> , 10:30am -12pm at Inlet Square Mall

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## How to share a question or concern with The Lakes Board

Have you ever wondered about how to send a question, concern, feedback, or comment to the Lakes Board? There are several ways to communicate with the Board.

- Homeowners can send requests to Karen at LITUS via email at [ktucker@litustolet.com](mailto:ktucker@litustolet.com) .
- Homeowners can also attend the POA Quarterly Homeowner Meeting
- Homeowners can request to present a topic to the Board at Public Board Meetings.

Reminder, the next Public Board Meeting is Monday, January 16th.

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## VOLUNTEER



### Calling for 2023 Volunteers

The community is looking for Volunteers to help with the committees and needs of the community. As you read through the monthly communications you may start to notice the same 10-15 people continue to appear as a committee chair or volunteer throughout multiple Board and Committee articles. This is because there is a need in the community and the current volunteers feel the need to fill the void because we don't have enough volunteers to help. Please consider volunteering for one of the following committees or opportunities. If you are unsure about where you want to volunteer or have previously volunteered and did not find a place to volunteer, please share your interest again. We have several new needs as we start to formalize our processes and expand the committees.

**Volunteer Opportunities:** Beautification, Communication, General Maintenance, Engineering, Proposal Writing, Drainage, Lakes & Ponds, Policy/Procedure Writer, Road Committee.

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Reminders - The Lakes Office

Location: The Lakes Office is located in the building adjacent to the front entrance of the Lakes/park area! It will be staffed, by Board Members, to help assist the Community with items like copies of the ACC Booklet, general questions, copies of newsletters, help with the Lakes website, etc. Review the attached calendar for the January Office Hours.

Reservations for 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 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.

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### Committee Updates

**NEW Committee Charters** – During the December Board Meeting the Board voted to use a standard simplified template for Committee Charters. The Board also requested each committee create their charters in the new year. The charters will be used to help clarify the mission, purpose and responsibility scope for each of the committees and help convey this information to the community.

Charters to be created include the Beautification Committee, Drainage Committee, Lakes & Ponds Committee, Cameras Committee, Social Committee, and Contract Liaison Committee.

**NEW Road Committee** – One of our newest Board Member's, Jack Price, has agreed to start up the Road Committee. More information about the committee will be share in the coming weeks. If you would like to volunteer for this committee, please see the article on page 3 for more information.

*Message from the Road Committee Chair:* Hello fellow property owners. My name is Jack [John] Price. I am a newly elected Board Member to The Lakes POA. I am heading the Road Committee. At this time, the road committee is in its beginning phase and I would welcome any help or input that anyone, in the community, can give me. I am not an engineer, that being said, my career most of my life was as a plumbing contractor and on many jobs I also had the site work contract. Doug Owens, provided an engineering study dated April 9, 2021 and at that time the cost to follow the engineer's recommendations was estimated to be over \$1.1 million dollars. This is not an immediate cost but according to the engineering study it showed an order and the scope of the work to be done on certain streets in The Lakes, where limited work was started/done according to the engineers recommendations. FYI...the road work can be done over time, but it is very important that we act on it now, and not push it off. At this time there is no need for another engineering study to be done as we have an order of importance to start. Presently, I started walking the category #1 roads to get an idea of the condition they are in.

I will have a better idea and a more detailed plan, next letter, after I spend more time on this and talk to the other Board members to gather any background information that would be helpful. The roads were one of the main reasons I ran for the board and my intent is to address this long overdue issue. This a beautiful place to live and I know the rest of people feel the same. Let's keep it that way. We don't want to wake up one day to a nightmare. Just want to wish everyone Merry Christmas and joyful holidays!!!

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Architectural Control Committee (ACC) - As mentioned in the December newsletter from the ACC:

237 New home and construction projects were approved in 2022, 108 Homeowner projects were completed, 41 Homeowner projects are on-going, 87 New homes have been approved, 21 Homes have been completed, 66 Homes are under construction.

Special thanks to the members of the ACC for taking time out of their schedules to provide their input and participation in the committee: Tom Fontanazza, Bob Tomassetti, Jack Rowles, George Molina

ACC 2023 Goals: For projects submitted for review, to continue focusing on the standards written in the governing documents in a consistent and fair manner.

From Chairperson, Bob White... Just Remember: *"Yesterday is history, tomorrow is a mystery, today is a gift, that's why we call it the present."*

By Laws/Covenants Review Committee - The By-Laws Committee was busy in 2022! They met 16 times in the first 9 months of the year, held 2 informational sessions, published proposed changes, asked for a vote on the changes (ultimately unsuccessful), and published a survey to help understand the challenges with the proposed changes. The Committee paused its effort in Q4 2022 to allow the committee to reflect and review the recommended changes from the community and take a much-needed break. The committee will pick up its efforts in 2023.

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**Camera Committee** – Chair Ken Ferrante has spent the last several months reviewing camera placement and operations throughout The Lakes. There were several projects over the last couple of years that should be completed or updated. Ken has presented information to the Board for Review in 2023.

**Communication Committee** – The Communication Committee is excited to share that the proposed Communication Charter was approved by the Board at the December Meeting! The Community is invited to review the full Charter on the Lakes Website (<https://thelakes.frontsteps.com/folders>) in the Communications Committee Folder.

The Communication Committee also presented their 2023 goals to the Board. The goals include:

1. The publication of a Property Owner Survey on Communication methods, types, topics, etc.
2. Creation of Procedure Documents for how to create/publish The Lakes Communications publications
3. Creation of FAQs to be published on The Lakes Website to help address common questions or previously asked questions
4. Publication of a Proposed Project List. This will help Property Owners self-serve on the status of proposed, open, or completed projects.
5. Research on the use of technology (Zoom, Webex, etc.,) for POA Meetings.

The 2023 Goals will take time to create and complete but we look forward to the opportunity to continue to refine and improve Lakes Communication.

**REMINDER Bulletins/Emergency Communications and Monthly Newsletters:** Please remember Bulletins, Emergency communications and monthly newsletters are ONLY distributed to those Property Owners who have elected to receive communications via email. If you are receiving *The Lakes Communicator* via USPS in January, April, July and October you are not receiving the monthly communications or any other one-time communications about events, emergencies or similar topics.

It is understandable that there are Property Owners who may not feel comfortable or capable with receiving electronic communication. If you have a neighbor who is not able to receive communications via email, please try to share anything you receive that they may be interested in seeing. Property Owners can also retrieve paper copies of communications by visiting The Lakes Office during the open office hours listed in the Calendar below.

The Communication Committee would welcome suggestions. If you have any suggestions or would like to volunteer for the committee, please email Karen @ [ktucker@litustolet.com](mailto:ktucker@litustolet.com) .

Co-Chairs: Barbara Cardinal and Jeri Mathur

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General Maintenance Committee – This committee is currently seeking volunteers to help with general maintenance around The Lakes. The one-man committee (Thank you Ken Ferrante) has been busy fixing the lights on the signs at entrances, reviewing options to replace the wooden box holding the fountain mechanics and completing small maintenance and repair as needed.

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**Social Committee** - The Social Committee Chair, Michele Ferrante, would like to thank ALL of the volunteers that have helped out this year! The Social Committee is the reason we are able to accomplish so

much and bring so much to the community. The following are the social committee and our neighborhood volunteers: *Pat Beck, Valarie Brown, Charlotte Suida, Barbara Privette, Charlene Carson, Debbie Wolcott, Lynn and Dan Frampton, Phil and Nicole Dieser, Bill and Lucy Vesely, Alex and Nilda Mustilli, Kevin and Debi Kowalski, Penny Schilling, Gayle Rieke, George Duhaime, Bob Tommasetti, Phyllis Azzariti, and Darcy and Bruce Varney.*

A special thank you to *Ken Ferrante* and *Frank Beck* for loading equipment and setting up the music, making sure we have our holiday snow, and a very special thank you for decorating the Gazebo and doing an amazing job. Thank you to Michelle's partner in crime *Pat Beck* for helping with the lights around the Gazebo.

Shout out to the following Board and Committee members for helping make our Board Sponsored BBQ a huge success: *Charlene Carson, Tom Fontanazza, George Duhaime, Debbie Wolcott, Doug Owens, and Bob White*

This was a busy year! The annual events this year were: The Easter Egg Hunt and Party, The Lakes POA Summer BBQ, our fall events were The Halloween Parade, Party, and the Annual Chili cook-off, and wrapping up the year we had our Holiday Party.

The Holiday Party this year was enjoyed by everyone! Approximately 70 neighbors and family members came to see Santa and Mrs. Claus while the snow was blowing in the background. But not to worry there was plenty of hot cocoa to keep everyone warm and plenty of Christmas music to be enjoyed by all!

**Thank you!** The LRC partnered with the Social Committee to accept donations for Fostering Hope. They received a number of donations and want to thank the community and Michele Ferrante for their support of this worthwhile cause.

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Beautification Committee – The Beautification Committee was proud to introduce the 1st Annual Christmas Tree lighting in conjunction with the Social Committee's Holiday Party. The Committee looks forward to continuing to see the event grow over the years. Thank you to Joe from Premium Landscaping, LLC for volunteering by helping to plant the Christmas Tree.

The Committee is looking forward to several events next year including planting flowers by The Lakes signs in April, a "Plant or Donate Your Own Flower" Event in May, the formation of a Storm Debris Team and Trash Removal Team. If you are interested in being added to the list of Community Members who would be willing to be contacted to help during a clean up event please send an email to lakesbeautification@gmail.com.

Quote from the Chair of the Beautification Committee, Bill Vesely, "Hopefully this small tree will grow as the number of people that come here."



Project Updates

- The Drainage Committee proposed, and the Board Approved, the correction of drainage issues on Wateree River Road and storm drain box repairs on Ashley River Road /Ashley Court.
- The General Maintenance Committee is working to replace the utilities box on Lake Murray.



Safety Corner – Winter Weather

Winter, what? We live in Myrtle Beach

Snow doesn't normally occur in Myrtle Beach, but we have been known to dip below freezing and occasionally see some snow. The picture in the corner was of snow in Myrtle Beach on January 4, 2018. On average, according to weatherspark.com, our daily "winter" high temperatures hover around 59°F, rarely falling below 43°F or exceeding 73°F and our daily low temperatures dip around 42°F, rarely falling below 26°F or exceeding 60°F. Although our "winter" is pretty mild in comparison to other parts of the country there are still some things we might want to consider when preparing for winter weather.

Consider:

- Draining and disconnecting hoses
- Checking your emergency kits/supplies
- Be aware of areas on your property or walkways that may be prone to standing water or freezing
- Review safe options for heating your home (or retaining the heat by closing unused rooms) during a power outage
- Review/update your printed emergency contact list to include utilities companies
- Be aware of neighbors or friends who might need assistance during an event, if possible, talk about the potential needs and concerns before an event.
- If a storm or event is predicted ensure you have enough medication or emergency supplies in advance



Neighborly Reminders

- **The Lakes has a No Solicitation Policy.** We have received questions and concerns about a new wave of solicitors in our community. If you are comfortable, please remind the solicitors of the posted signs stating

they are not allowed to solicit in The Lakes. If you can get a card or obtain the information for the company and person you can share the information with LITUS. They will do their best to reach out to the Company and ask them not to solicit. However, the companies are not normally receptive to the information. You can also contact the non-emergency line for the Horry County Police.

- **Overnight Parking** – Lake’s residents are reminded that on street parking IS NOT permitted between the hours of 2am and 5am in the Lakes community.
- **Please STOP at the stop signs.** We want to ensure the safety of walkers, bicyclists, motorists, and all residents.
- **Speeding is dangerous!** Whether you like it, love it, or don’t care about it, the POA has done everything possible to slow people down. Unfortunately, it hasn’t helped much. Maybe consider how you would feel if your neighbors knew it was you who earned the max speed of 57 MPH this year in the Lakes.
- **Unlicensed Vehicles** – Please remember, Property Owners are not allowed to park or store unlicensed vehicle on their property unless they are in the garage.

Editors Remarks

As we, The Communication Committee Editors, reflect on 2022, we think of the word “change.” We have seen a change in the way we can all start to remerge and socialize. We have watched our community change and grow. We have had the privilege to meet new neighbors, who turn into new family members. We have watched the world change from food prices, politics, temperament and more. One thing we haven’t seen change is the Community members commitment to each other.

The Lakes Communicator’s Editors would like to take a moment to thank all Property Owners who came out to quarterly meetings, the annual meetings, who shared a question or a concern and who volunteered to spend some of their time helping the community change for the better.

Lastly, we would like to thank Charlene Carson, current Board President. Charlene has served the community for many years including several years in various roles on and off the Board. This year she stepped into the Board President’s role to try to do more and help improve and change our community for the better. As many past Board Presidents can attest the Board Presidents’ role is often thankless, fraught with worry and inundated with complaints. Charlene was aware of this challenge, and she still stepped up and stepped forward to drive the change we need. **Thank YOU**, Charlene!

In closing, it is our belief the Board and our community are on a journey, and we are working toward progress over perfection. We ask that you join us... Let’s come together to be the change we want to see.

We wish everyone Happy Holidays and a Happy New Year!

The Lakes New Homeowners

As of December 15, 2022

Ashley River Rd.	Charles & Danielle Cashion
Atwood Place	William & Nancy Rodenmacher
Edisto Court	Janet & Kelly Olmstead
Gillman Loop	Dwight & Adrienne Straub
Lumber River Rd.	Thomas & Christina McCrary
Santee River Rd.	Stephen & Shawna Lynn
Seneca Court	Julie Long

Welcome to all of our new neighbors!

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## **On the Funny Side of the Lake**



# JAN 2023

| SUN                         | MON                                                                       | TUE       | WED                                           | THU                                           | FRI                                           | SAT       |
|-----------------------------|---------------------------------------------------------------------------|-----------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------|
| <b>01</b><br>New Year's Day | <b>02</b>                                                                 | <b>03</b> | <b>04</b><br>Lakes Office<br>Hours 12pm - 3pm | <b>05</b><br>Lakes Office<br>Hours 9am - 12pm | <b>06</b><br>Lakes Office<br>Hours 12pm - 3pm | <b>07</b> |
| <b>08</b>                   | <b>09</b><br>Lakes Office<br>Hours 12pm - 3pm                             | <b>10</b> | <b>11</b><br>Lakes Office<br>Hours 12pm - 3pm | <b>12</b><br>Lakes Office<br>Hours 9am - 12pm | <b>13</b><br>Lakes Office<br>Hours 12pm - 3pm | <b>14</b> |
| <b>15</b>                   | <b>16</b><br>Martin Luther King Day<br><br>The Lakes Board Meeting<br>6pm | <b>17</b> | <b>18</b><br>Lakes Office<br>Hours 12pm - 3pm | <b>19</b><br>Lakes Office<br>Hours 9am - 12pm | <b>20</b><br>Lakes Office<br>Hours 12pm - 3pm | <b>21</b> |
| <b>22</b>                   | <b>23</b><br>POA Quarterly Meeting – Inlet Square Mall, 6pm-7:45pm        | <b>24</b> | <b>25</b><br>Lakes Office<br>Hours 12pm - 3pm | <b>26</b><br>Lakes Office<br>Hours 9am - 12pm | <b>27</b>                                     | <b>28</b> |
| <b>29</b>                   | <b>30</b>                                                                 | <b>31</b> |                                               |                                               |                                               |           |

## Upcoming Events

Next Board of Directors Meeting: Monday, February 13th, 6pm at the Lakes Office

Next Quarterly POA Meeting: Monday, April 17th, 6pm -7:45pm at Inlet Square Mall

## Lakes POA Board Members

**President** – Charlene Carson

**Vice President** – Tom Fontanazza

**Secretary** – Michele Ferrante

**Treasurer** – Deborah Wolcott

**Director at Large** – Jack Price

**Director at Large** – Bill Vesely

**Director at Large** – Carla Wessels

### Committee Heads:

|                                       |                                            |
|---------------------------------------|--------------------------------------------|
| <b>Architectural Committee</b>        | Bob White                                  |
| <b>Beautification</b>                 | Bill Vesely                                |
| <b>Bylaws/Covenants Review</b>        | Charlene Carson                            |
| <b>Camera Security</b>                | Ken Ferrante                               |
| <b>Communications</b>                 | Jeri Mathur and Barbara Cardinal Co-Chairs |
| <b>Developer/Construction Liaison</b> | Doug Owens                                 |
| <b>Drainage</b>                       | Mike Healy                                 |
| <b>Maintenance</b>                    | Ken Ferrante                               |
| <b>Pond Maintenance</b>               | Deborah Wolcott                            |
| <b>Road Committee</b>                 | Jack Price                                 |
| <b>Social Committee</b>               | Michele Ferrante                           |
| <b>Welcome Committee</b>              | Jodi Vecchio                               |

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.