



# The Lakes Communicator

July 2023 Edition

## President's Message – Charlene Carson

Each month as I sit at the computer writing my message for the Communicator, I debate with myself what is it that the residents of my community need to hear? I try to keep my message upbeat, as there is enough “bad news” in the world today. Yet often times the message can’t be all positive and sweet, but needs to be blunt, maybe even distasteful. This month is one of those “blunt” months.

On behalf of the Board (Michele Ferrante, Tom Fontanazza, Jack Price, Bill Vesely, Carla Wessells, Debbie Wolcott and myself, Charlene Carson) I’m going to address something that has been an undercurrent in the community for some time.

A little over a year ago, a small group of residents resurrected a 1990’s organization – the Concerned Property Owners of the Lakes (CPOL) – perhaps you’ve heard of it. This group had a stated goal of replacing the entire Board with ‘qualified people’. Flyers were distributed, meetings were held, donations were solicited for legal representation and accusations were made concerning financial misdeeds (later denied/retracted) all with the goal of discrediting the work of the Board. The Board at that time and

continuing to this day, has been ridiculed and reviled on numerous social media platforms (that have restrictive access) and in CPOL meetings (that are publicized to group members only) about their actions, decisions, and activities in general. It’s time for you to know the rest of the story!

As recently as late May (2023), an invitation was extended to members of the CPOL group to meet with the Board for a round table discussion on the issues their group felt were affecting the community. Several dates and times were suggested. To date, the Board has not had a response from the CPOL group.

We repeatedly hear the word “transparency.” It’s difficult to know where transparency is lacking if there isn’t a dialogue.

Multiple offers have also been made to everyone in the community to contact the Board with concerns by providing email addresses for Karen at LITUS, the Lakes Communicator and the Communications Committee. Additionally, myself and the treasurer (Debbie Wolcott), are at the Lakes office a minimum of 12 hours a week (and frequently longer) across 4 of 5 days. Some residents have come by to ask questions, discuss concerns,

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pick up ACC forms, get help with website access and talk about what's being said on the "grapevine". All are welcome and there have been some really great visits.

So, what are some of these horrible transgressions the Board is committing??

We implemented the use of Confidentiality agreements for Board and committee members. This has been interpreted by the critics as "hiding" information. Ask yourself please, would you care to have a homeowner-to-homeowner issue, or a financial difficulty discussed in front of any/all residents that attend a Board meeting? Confidentiality agreements are intended to ensure the privacy of each homeowner and provide them with an opportunity to speak freely. (By the way, our current legal counsel strongly advised that a Confidentiality agreement be adopted.)

The Board holds "secret" meetings!! The Board has an open meeting 8 of 12 months during the year. This year the meeting structure was changed whereby each Board meeting following a quarterly meeting is a Board workshop, closed to the community, where the Board can engage in frank, challenging and strongly opinionated discussions about community issues. Additionally, the first hour of open Board meetings are mini workshop sessions, providing an opportunity to catch up on topics/issues since the last meeting.

Are there meetings held outside of scheduled Board meetings – ABSOLUTELY! There are ACC review meetings and, as needed, ACC variance meetings. The Board only meets once a month – would it be fair or appropriate to keep a homeowner waiting 2 months for a decision on a variance because they didn't submit their request before a scheduled Board meeting? Meetings are called whenever there is a sense of urgency around addressing an issue.

Committees (e.g., Communications, Social, Financial) hold meetings – working meetings – to plan, compare, discuss, and recap events. These meetings – Board and otherwise – are far from secret.

We are a community of 800 homes – this is a small city! There is a need for interaction more often than once a month.

As you read this message, my hope is that you will ask yourself the question – do I really have all the information or am I only getting one viewpoint?

See you at the quarterly meeting in July. Happy Summer!!

## **JUNE 2023 FINANCIAL REPORT, By Debbie Wolcott, Treasurer**

**Background:** As most of you are aware, we did a PowerPoint Presentation at the April Quarterly meeting that focused on the past 12 years of financial data. The presentation encompassed hours, days, and months of data retrieval. Still not as complete as we would have liked . . . but revealing needed information that was eye opening.

In the presentation, we showed that even IF our dues had risen 5% per year, reaching \$591 in 2023, we would not be meeting our current expenses, there would still be a shortfall.

Our initial recommendations were four (4) fold:

- An Assessment of \$250 to get us through 2023.
- An Increase of \$100 in Dues in 2024 (more than 5%).
- An Increase of \$100 in Dues in 2025 (more than 5%).
- Reevaluate our dues structure (based on routine & anticipated expenses) 6 months after building is fully completed.

That plan would work; however, **it would keep us limping along at only partial capacity with inferior services potentially for the next three years.** It would be a proverbial Band Aid and not actually fix the problems.

As a result, our recommendations to the Board have changed since the April meeting. If we rolled that \$250 into our current dues of \$422 and had a new, more appropriate dues structure of \$672 beginning in 2024, with 5% increases thereafter, we could immediately establish a contingency fund, begin rebuilding savings, appropriately fund all reserves, and have the money necessary for quality services (such as landscaping and keeping ahead of necessary projects and

repairs). This is what we believe is in the very best interest of the entire community. For \$56 a month, we can immediately get back into “the business of doing business,” as the PREMIER COMMUNITY we all want “The Lakes” to be!!!

What you need to know. As a result of phase 19 and 20 turnovers, we can sustain the operating account longer than September . . . but it’s still not a comfortable place to be if an emergency or unexpected expense occurs. Our 2023 budget is not an accurate representation of our routine expenses. We cannot use it as a baseline for anything. Additionally, we have been striving to maintain expenses at \$25,000 a month, but they are actually averaging just over \$31,000 for basic services.

As we journeyed through this process, we have been in constant collaboration with our POA attorney about the legalities of what we can and can’t do. Yes, that means increased legal fees! Some of this information will be referenced in later segments of this report.

#### **SPECIFIC & ANNUAL DUES INCREASE:**

A “2023 Specific Dues Assessment” in the amount of \$250.00 (Payment schedule to be determined (we **hope** by the end of September 2023)), has been unanimously approved by the Board of Directors at the June 12th meeting.

The BOD also approved for this \$250 to be rolled into a Cost-of-Living increase to our annual dues for 2024. Our new dues will be \$672 so that we can move forward with enough funds to sustain the community appropriately, sufficiently contribute to reserve accounts, and bring back higher quality service levels (like landscaping). This passed by a 5-2 vote.

**Note:** IF we need a “specific assessment” for 2023, then NOT increasing our annual dues for 2024 would be irresponsible. That would mean we’d enter 2024 with the currently existing shortfall, while the gap continues to grow . . . and, as you have all noticed, NOT because we are overspending!!! Expenses escalate in the summer, and each fiscal year brings higher prices in standard services. Unfortunately, prices never seem to go down.

Furthermore, because of the current politics occurring in the community, our October elections could result in an almost entirely new BOD with no working knowledge of the operations of the community. It will be essential that they NOT have to deal with funding issues as they enter their learning phase.

#### **Why didn’t the membership vote on this?**

Article IV A and B – Powers and Duties of the Board, gives the Board the power to make and collect assessments to defray costs, and to use the proceeds to exercise duties. We have a legal interpretation / opinion from our POA attorney that this means the board has the power to make or create necessary assessments to cover shortfalls. This increase is necessary to 1) Cover the 2023 shortfall, and 2) Bring our annual dues in alignment with our expenses for 2024 so that we do not continue running on shortfalls from year to year AND grow our reserves. Currently, the bulk of our reserves come from impact fees paid by the builder. Most of the impact fees have been paid. This source is dried up.

#### **Why is this happening?**

As a result of ongoing criticism and controversy over spending during the pandemic, an intense review of expenditures over the past 11 years was done. Those are the years we had data for.

The results of these findings were shared at the April Membership Meeting and put on “Front Steps” for member viewing.

The very first time our annual expenditures exceeded our annual dues, a red flag should have gone up. Money was being taken from somewhere else. That was in 2012.

We discovered the expenses required to run our POA have exceeded our annual dues in ALL of those years. Despite that, ALL of the previous BOD’s failed to increase dues because “we had money.” Year after year, work continued, but our savings and investments were slowly dwindling. Meanwhile, costs on basic services continued to escalate, the gaps kept getting larger and more of our investments were exhausted. All the while, the cost of living was increasing as well. By the time we reached the pandemic, all POA monies had taken major hits. Despite that, dues STILL did not increase to keep in alignment with expenses. The gaps widened.

By the time we reached the pandemic, our community was already growing . . . new roads, new streetlights, new ponds, new common areas, and additional taxes. The expenses got higher but still the dues didn't increase.

Every time a new phase was completed, we SHOULD have reevaluated our dues structure. We didn't. IF our dues are already inadequate, adding more homes doesn't fill the gap, it simply increases it! As a result, expenses increased, and gaps continued to get wider.

By this time, we had also lost additional sources of funding. Our investments had dwindled and so did interest, we also terminated the Time Warner contract. Relatively substantial sources of money that had existed to cover additional expenditures were gone.

During the pandemic, BODs were not able to meet regularly and, or face-to-face. Our president tried to maintain the property and work on projects homeowners had complained about. Things rolled out, the park, the sidewalk, the road extension, and eventually additional landscaping . . . because now seemed like the time to do these things with the reduced movement of the world. Should these things have been priority, maybe not . . . but they came about not because of one man's dream but because of continual complaints. And yes, they got done. And they did raise the RED FLAG to a whole new level. NOW, twelve (12) years later, we started to notice our dwindling funds. STILL our dues did not increase. In 2022, we finally reached our exhaustion level.

We've grown to double our size in the past 7 years, with huge cost of living increases to every service we access. This is an essential adjustment to our community.

**The Positive to all this.**

We have existed since 1989, with 75% of the community being run by volunteers (both with and without experience); despite this, we have never had to have an assessment, or take out a loan. Our track record hasn't been all that bad! OUR MAJOR OVERSIGHT was failing to analyze and increase dues to accommodate the growing expenses as the community grew. We can still fix this. ALL of us have a vested interest in doing so.

**Plans for the 2023 "Specific Assessment" monies: (\$250 x 801 homes = \$200, 250).**

Since the April meeting, despite our cautious control, and scaled down services, our basic operating costs are still averaging \$31,000 a month. Therefore, the way this money would be used is:

- 3 months of Expenses @ \$31,000 = \$93,000
- 3 months of Contingency @ \$31,000 = \$93,000
- Reserves: Other @ \$14,250 (Ponds, Drainage, Swales, etc.)

In summary, this money would contribute to the Operating Account to fund shortfalls, establish a three (3) month contingency, and contribute to the reserves. Hopefully, this explanation fields most questions and explains rationale.



**If you are receiving this Newsletter by Mail...**

If you are receiving the July Communicator (or know a neighbor who is) via postal mail and in paper, please know that means you are not receiving the monthly communications with all of the community news and you are not receiving any urgent/emergency communication or bulletins. The POA sends the Communicator and urgent notifications via email to all Property Owners who have elected to receive e-communications. Please consider switching to e-communications to ensure you receive any/all communications from the community and you save the community money by avoiding the printing and mailing costs for paper newsletters.

If you would like assistance with signing up for e-communications please contact Karen Tucker at [ktucker@litustolet.com](mailto:ktucker@litustolet.com).

# Community News & Updates

## June Yard of the Month Winer

Our Yard of the month is back and will continue monthly through August. The houses are viewed by volunteers on the Beautification Committee. The winner is selected based upon how well kept and how pleasing they are to the eye. The winner gets bragging rights!

### The Winner for July is 218 Ashley River Road



### Runner up is... 1450 Winyah Bay Road



## Meet the Candidate Night

It's hard to believe, but the time to elect members for The Lakes POA Board is quickly approaching! At our October Annual Meeting, property owners will have the opportunity to elect board members. The terms of four of our current board members are expiring.

The Communications Committee has agreed to facilitate the 2023 Meet the Candidate Night to be held on Monday, September 25<sup>th</sup>, from 6pm -7:45pm at the South Strand Recreation Center.

Nomination applications will be mailed to property owners in August with a return date in early/mid-September. Candidates will be invited to participate in the Meet the Candidate Night and receive information on the structure of the evening should they choose to attend. Homeowners will receive a list of candidates and their information before the Meet the Candidate event. We will continue to keep everyone updated on the process and deadlines as we move forward.

## Calling All Artists & Crafters

The Lakes is pleased to announce the 1<sup>st</sup> Annual Art in the Park Event to be held from 10 a.m. – 3 p.m. on September 16 in our park at the Hwy 17S Bypass entrance. (Rain date September 17). Come on out and strut your stuff! This is a great opportunity to show the community what you can do, sell your art and handcrafted items, and meet new customers and neighbors. We know we have some very talented professionals and hobbyists living in The Lakes! We will have the Lobster Dogs food truck available with delicious, fresh Maine lobster rolls, as well as their other great menu items to feed hungry mouths. It should be a great day to socialize with friends and neighbors and do a little holiday shopping, find that special something for your home or a unique gift!

Spaces will be available for our residents and non-resident artists and crafters to put on display. The Lakes residents' discounted price for a 10'x10' space is \$25 and is \$40 for non-residents. If you are a professional reseller, don't despair! Fill out a registration form and we will include as many as we can. All goods for sale must be brand new, no used items. Crafters & Artists are to provide their own canopy, tents, tables, etc.

Space is limited so don't delay! You can pick up a printed registration form at The Lakes' Office, starting the week of July 10, 2023 (See the calendar below for office hours) or send an email request to [lakesparkevents@gmail.com](mailto:lakesparkevents@gmail.com) . Registration forms will provide further details for vendors participating in the fair.

We are so excited about this new event and the opportunity to meet new neighbors, show off your artistry or hobby and enjoy some good food! This is a great opportunity for our residents to meet the talented folks we have in our community, earn some extra income, and meet new customers!

Don't delay! Spaces are available on a first-come, first served basis!



### **Safety Corner -Speed Trailer & Speeding Update**

The speed trailer has been out in the community on average 2 days per week since March 2023. To collect the most accurate data, the trailer placement is key. It needs to be 1) positioned on a straight away section of the roadway; 2) not close to a stop sign (500 feet). Some residents have requested that the trailer be placed near/in front of their homes and every attempt is made to do so if the location fits the above-mentioned criteria.

The data in this recap reflects a sampling of dates and placements at various points along Waccamaw River Road, Saluda River Road and Ashley River Road, the most highly travelled roadways.

Vehicles are traveling over the posted speed limit (20 mph) approaching the speed trailer and frequently accelerate after passing it. While there isn't a record setting speed as previously recorded on Swan Lake Drive (78 mph), there remains an issue with vehicles exceeding the posted speed limit in the community.

| LOCATION                             | # of vehicles tracked | Approaching Traffic Speed | Receding Traffic Speed |
|--------------------------------------|-----------------------|---------------------------|------------------------|
| Waccamaw River@Lake Okatee           | 789                   | 36 mph                    | 39 mph                 |
| Waccamaw River@Beaufort River        | 1579                  | 38 mph                    | 38 mph                 |
| Waccamaw River@Gillham Loop          | 645                   | 32 mph                    | 33 mph                 |
| Waccamaw River@Ashley River          | 1459                  | 34 mph                    | 51 mph                 |
|                                      | 1289                  | 34 mph                    | 43 mph                 |
| Saluda River@Winyah Bay              | 1563                  | 33 mph                    | 39 mph                 |
| Saluda River (new construction area) | 687                   | 35 mph                    | 48 mph                 |
| Ashley River@Cooper River            | 1090                  | 32 mph                    | 31 mph                 |
| Ashley River@Ashley Court            | 1075                  | 32 mph                    | 38 mph                 |

### **When would Liens be applied to your property?**

There has been some confusion in the past about when a Lien can be attached to a Lakes Property. During the June Board Meeting the Board unanimously voted to specify when a Lien can be attached to a property. A Lien can be attached to a property when the total amount due (including fines, legal fees, filing fees and interest) reaches \$10,000 or more.

# Committee Updates

## Architectural Change Committee, Robert White

The ACC is looking for a chairperson. If you are interested, please contact LITUS.

So far in 2023, the committee approved 104 homeowner projects, 69 have been completed. Additionally, all the D.R. Horton homes in phases 19 and 20 have been approved for construction.

The ACC has updated the Swimming Pool Request form (ACC-2-SP) with an effective date of June 8, 2023. If you are planning to install a swimming pool, please download the revised copy from our website. Older versions will no longer be accepted.

The revised Swimming Pool form includes mandatory inspections by the ACC during the installation process. The intent of these changes is to ensure no discrepancies exist between the plan approved by the ACC and the work being done. Failure to have ACC inspections performed may result in the forfeiture of the compliance deposit in addition to corrective action to bring the work into compliance.

Just a reminder that prior to any exterior projects being started, the applicable forms must be submitted to, and approved by, the Architectural Control Committee. Failure to do so may result in a fine by the ACC in addition to any corrective actions needed to bring the project into compliance.

Project approval request forms can be found on the Lakes website (<https://thelakes.us/>) under the folder-Documents, sub-folder External Documents. There are many ways to submit your forms for approval including: US (snail) Mail to 400 Waccamaw River Road, email to [thelakesacc@gmail.com](mailto:thelakesacc@gmail.com) or the drop box located at The Lakes Office at 400 Waccamaw River Road.

Lastly, **residents are reminded that contractor working hours are 7AM to 7PM, Monday thru Saturday.** No contractor work is allowed on Sunday. It is the residents' duty to inform the contractor of these rules.

Most projects are addressed by one of the following forms:

ACC-2-MJP- Major Project Approval Request Form, ACC-2-SP- Swimming Pool/Spa Approval Request Form

ACC-2-BHD- Bulkhead/Dock, ACC-2-MIS - Miscellaneous Projects Approval Request Form

If you have any questions, please do not hesitate to contact: Robert White (ACC Chairperson) 843-251-7625, Jack Rowles, Tom Fontanazza, Bob Tomassetti, or George Molina

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## Beautification Committee, by Bill Vesely

Please pick up after your dog. There are dog waste stations throughout the community. These dog waste stations provide bags in case you have forgotten to bring one with you or you need another bag along your walk. Please provide your own bags and take one only when necessary. This will help keep our costs down. Additionally, there are volunteers cleaning out these stations. Please do not bring your dog's waste from your homes to the waste stations. We appreciate the work our volunteers are doing, and it is a burden on them to have to clean the stations more often because you are dumping your waste.

We live a beautiful community and would love to see it stay that way. If you see trash or debris in our community, please pick it up and throw it out. Together, we can help keep our community looking beautiful.

If you are interested in being added to the list of Community Members who would be willing to be contacted to help during a cleanup event, please send an email to Karen Tucker at [ktucker@litustolet.com](mailto:ktucker@litustolet.com).

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## **Communication Committee**, by Co-Chairs: Barbara Cardinal and Jeri Mathur

There have been questions about the role of the Communication Committee (CC) with the Board and the other committees. It has been suggested that the committee censors or filters information that is shared. That is NOT true! The Communication Committee's mission is to be independent and neutral. We are tasked with helping the Board and Committees with presenting information to the community in an unbiased and easily digestible way. The committee attends each Board Meeting, Board Workshop, and POA Membership meeting. We propose more articles and communications than we are asked to create because we attend these meetings. We actively listen for information the community would want to hear.

Do we have the final decision on what is presented or the way it is presented to the community? No, we do not have the final decision, but we do suggest edits to help the community understand or digest the information. At the end of the day, the person whose name is next to any individual article is the person responsible for the article and information in the article.

Please remember you can always submit ideas for review by the Communication Committee by sending an email to Karen @ [ktucker@litustolet.com](mailto:ktucker@litustolet.com) .

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## **Pond Committee – By Debbie Wolcott, Pond Committee/ Facilitator**

### **Some Homeowners in The Lakes have asked . . . if the water in our “Lakes” is tested.**

TLC (Total Lakes Care) does test often but most of their tests are to determine the nutrient levels like phosphorous and nitrogen which affect weed and algae growth. Their testing equipment also details dissolved oxygen and pH levels which help with wildlife stability and weed resilience.

IF TLC's analysis ever presents evidence of bacteria (e-coli or other water borne viruses), they would submit pure water quality tests to the State for 3rd party verification. To date, there has never been an indication for this type of testing in The Lakes.

Our ponds do contain road and lawn runoff which does result in diluted chemicals in our waters. As a result, we do not recommend eating fish, snails, and/or letting pets drink from our stormwater ponds.

I meet with TLC's owner regularly regarding specific homeowner /pond issues and receive a pond report monthly. Although our contractor is happy with the current condition of the ponds, sometime analysis leads to recommendations for problem areas noted. We typically deal with them as they occur. If there are recommended items, they will be reported in my Pond Reports.

**Good News for us in regard to our Apple Snails . . .** There are certain birds, called Limpkins (typically found in Florida) that feed on adult apple snails. Recently, a new homeowner captured a photo of a Limpkin in the trees on one of our ponds. We are SO happy that they are slowly migrating into our area. This could help manage this invasive nuisance. Thank you, Breanna!

**Our new ponds . . .** Royal and Sunrise Lakes are not yet owned or managed by the POA. Normally, once they are fully landscaped (and void of construction equipment), we will start treating to get them under control. At my last inspection, they were not near that point.

**Volunteers . . .** I still NEED at least one volunteer (preferably 2) on every pond to be a Pond Monitor. As a monitor, you are the ongoing eyes on your pond for issues, excessive growth, etc. when I'm not the one walking around it. All you need to do is send me an email to report anything. So far, I have one of Rainbow and one on Lake Marion.

Another note . . . to try and balance workload since I am currently Treasurer, Michele F. is taking over wildlife management (gators, geese, swans, etc.). Thank you all for your ongoing efforts in helping your community thrive.

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# Neighborly Reminders

**Please Do Not Feed Wildlife** - Beyond encouraging wildlife to be dependent on humans for food thus potentially causing an unsafe situation it is against Horry County Regulation to feed wildlife.

Per the Code of Ordinances of Horry County, South Carolina, Chapter 4 – Article III – Migratory Wild Fowl, Sec. 4-33. – Prohibition of feeding.

(a) No person shall feed, cause to be fed or provide food for domestic or migratory waterfowl in residential areas of Horry County.

(b) No person shall create or foster any condition, or allow any condition to exist or continue, which results in a congregation or congestion of domestic or migratory waterfowl in residential areas of Horry County

**Ponds & Pups:** Is it okay for my dog to drink out of the ponds? The firm answer is NO! And here is why...

Ponds can host a variety of unpleasant things that can be destructive to your dog's health, including bacteria, infection-causing parasites, pesticides, and poisonous bacteria. It can also cause Giardia and Leptospirosis which are conditions caused by parasites that affect the intestines and the blood.

Drinking water that houses hazardous blue-green algae can be life-threatening not only to canines but also to human beings. Unfortunately, chemicals may also be present in the lake due to run-off. Any type of standing water has the potential to be dangerous for your pet. It is common for dogs to drink pond water to experience symptoms such as vomiting and diarrhea.

Best to keep your pups safe from harm and stay away from ponds and any standing water.

## **Political Signs (including flags)**

As we get closer to elections, property owners may want to place political signs on their property. Please be reminded that 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. This includes any visible sign on your property.

**Trespassing** - Please do not disturb, walk, or trespass on any property that does not belong to you and/or where you do not have permission to be on. Ensure your children and other family members are also aware. There have been several recent instances of children walking through other properties. If you are uncertain if the property belongs to The Lakes POA please err on the side of caution and do not trespass.

**Golf Carts** - 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. Also, please remember that children are not permitted to drive golf carts.

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## **Advertising Opportunities**

If you would like to have your small business included in the Lakes Communicator (for a nominal fee) Please contact POALakes@gmail.com.

Maureen E. Healy  
NOTARY PUBLIC  
843-446-1085  
ID REQUIRED

## The Lakes New Homeowners

As of June 20, 2023

|                    |                                     |                         |
|--------------------|-------------------------------------|-------------------------|
| Acadian Way        | James & Doreen Oates                |                         |
| Black River Rd.    | Sarah Ufen                          |                         |
| Cooper River Rd.   | James & Michele Woodward            |                         |
| Hatteras River Rd. | Patrick Murdock                     |                         |
| Gillham Loop       | Nancy Lalond                        |                         |
| Guilford Loop      | Kenneth Hoefling,                   | Robert & Lisa Sniadach, |
|                    | Dave & Kathy Zuilkoski,             | George & Kathleen Caban |
|                    | Jeff & Christina Lessey             | Cory & Katie Grant      |
|                    | Philip & Beth Kurland               | John & Carol Librick    |
|                    | Frank Gallipani & Joanne Osorio     | Julie Anne Barraza      |
| Saluda River Rd.   | Christopher Ophardt & Megan Higgins |                         |
|                    | Stephen Nuzzo & Frances Morris      | Luis & Laura Cabrera    |
| Tugalo Court       | Shawn & Donna Horigan               | Brenda Boyd             |
|                    | Jason Ozmore                        | Kevin & Deborah Duffy   |
|                    | Dale Gallo & Lean DeMeo             | Michael & Ann Czyz      |
|                    | Wesley & Melissa Loman              |                         |

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## On the Funny Side of the Lake



# JULY 2023

SUN

MON

TUE

WED

THU

FRI

SAT

01

02

03

04

Independence  
Day

05

06

07

08

09

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Lakes Board  
Meeting – Open  
to the POA 7pm-  
8pm

11

12

Lakes Office  
Hours 12pm -  
3pm

13

Lakes Office  
Hours 9am -  
12pm

14

Lakes Office  
Hours 12pm -  
3pm

15

16

17

Lakes Office  
Hours 12pm -  
3pm

Lakes Quarterly  
POA Meeting -  
6pm -7:45pm  
Inlet Square Mall

18

19

Lakes Office  
Hours 12pm -  
3pm

20

Lakes Office  
Hours 9am -  
12pm

21

Lakes Office  
Hours 12pm -  
3pm

22

23

24

Lakes Office  
Hours 12pm -  
3pm

25

26

Lakes Office  
Hours 12pm -  
3pm

27

Lakes Office  
Hours 9am -  
12pm

28

Lakes Office  
Hours 12pm -  
3pm

29

30

31

Lakes Office  
Hours 12pm -  
3pm

Next Board of Directors Meeting: Monday, September 18th, 7pm at the Lakes Office

Next Annual POA Meeting: Saturday, October 28<sup>th</sup>, time and location TBD

# 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.