

February 2024

Orchard Lake Neighborhood Newsletter

Upcoming Events

- February 16-19
Forsyth County School Holiday
- February 22 @ 7 pm
HOA Annual Meeting
- March 10
Daylight Savings Time
- March 15
Forsyth County School Holiday
- March 31
Easter Sunday
- April 1-5
Forsyth County School Holidays
- May 11
Pool opens



Board Members

President

Phyllis Moy

Vice President

Judy Williams

Secretary

Melissa Boyle

Treasurer

Eve Simpson

Member-at-Large

Andrew Hinton

Board Election

February 22, 2024

This is your chance! We have 2 board member openings this year. Please email PMI NE to have your name put on the ballot. You must be an HOA member in good standing.

A note from our president...

Happy New Year! Reflecting on our past year, we have had some challenges, but have stayed our course and our neighborhood is well maintained and looks great. As a real estate agent, I hear from other agents how well our community looks and the impact our maintenance contributes to the equity and quick sale of homes in Orchard Lake.

While we realized the goals set before us in 2023, the "storm" added a few items to our list. Some items projected to be completed in the future, were completed in 2023 due to storm damage. In addition to the unprecedented and unexpected projects we forged ahead and 2024 looks promising for planning and achieving our goals.

Hard to believe it's already February and we are gearing up for our annual meeting. It will be held via zoom on Thursday, February 22 at 7:00. The meeting link information is at the end of the article. We still need some slots filled for the HOA Board. Please contact PMI and nominate yourself...

With that in mind - I will not be returning to serve on the board this year. My term is up and while it has been a great learning experience and I have enjoyed serving - it's time for some fresh ideas and leadership.

Our meetings are held on the third Thursday of almost every month and generally last about an hour. Our meeting minutes are posted on our website <https://www.orchardlakecommunity.com/> and on the PMI website: <https://pmi.cincwebaxis.com/orchardlake>. Please let us know if you would like to volunteer for a committee or have an interest in serving on the board next year.

Your HOA board are volunteers, who receive no incentives, reduction of dues or other monetary compensation or other benefits for their time and effort. Each member volunteers their time performing the duties assigned to us as officers in upholding the covenants and overall maintenance of the community. Like all HOA's we have a set of governing documents. These include the association's bylaws, articles of incorporation, and CC&Rs. Such documents contain guidelines on how the board should manage the community. They also typically consist of provisions regarding what the board can and cannot do. These governing documents, second only to the laws of the land, hold the highest authority in an HOA. They dictate the rules and regulations within an association, which both the board and the community members must follow. As the community leaders, the HOA board must make sure to follow the stipulations laid out in the governing documents. They must follow the processes and procedures as prescribed in these documents.

If you have an interest in volunteering, please reach out to any of us with questions or interest. The best way to reach the HOA board is by sending an email to orchardlake30028@gmail.com. Serving the community is a great way to get to know your neighbors and help to keep Orchard Lake a great place to live.

Zoom Meeting Access Information

Chili Cookoff and Fall Party was a success!



Congratulations to **Troy Schmidt** for winning the Chili Cookoff! Mike Britt, Phyllis Moy, and Melissa Boyle received Honorable Mentions. We look forward to having this again in the fall. Another big thank you to our social committee of Andrew Hinton and Suzanne Roche for helping set up including the hayride. The party continued at the Roches' house with the haunted walk, cornhole, and s'mores.

Meeting link:

<https://us02web.zoom.us/j/84666936230?pwd=emNTdnBBZngxMGg5OGp2MzgyeJlqQT09>

Meeting ID: 846 6693 6230

Passcode: 381284

Dial in #: +16465588656

The Earthen Dam aka the Lake Path

While we all mourn the loss of the trees by the lake, they are not allowed to be there. Here is the link that explains what we had done and why - [Dam Owner's Guide](#).

And now the bad news, we're not through. according to the Forsyth County Soil Conservation rep, the trees on the other side of the dam must be cleared. However, we need help over the next several months to do this and save money. We're hoping to have several work days and complete it by early next year.

If you would like more information, there is a Dam Safety talk on Wednesday, May 8 from 7-8 at the Post Road Library.

Welcome to the neighborhood...

**Ardhendu & Sagarika Mishra
4540 Orchard Ridge Court**

Ardhendu works in technology in a leading home improvement organization and loves making friends. Sagarika is a great homemaker and loves playing badminton.

Their daughter, Aaheli, is 9 years old and in the 4th grade at Silver City Elementary. She loves playing piano.

Last July they moved from Fulton County and they really enjoy Orchard Lake and the North Forsyth County tranquility.

Fence Repair Update

We know it looks bad, but the good news is we are in the queue. Hopefully the first week of March, the fence company will pressure wash, then stain both sides of the fence. This does mean they will need access to back yards during that time. As it goes closer, and hopefully warmer weather, then they will be contacting homeowners for access.



A note from Eve Simpson, Chair of the ARC

I hope all of you are staying dry and warm during this very rainy and cool winter! Those of us with new roofs, I am sure, are happy to have them in place. With that being said, please make sure if you still have your roofing company's sign in your yard you need to remove them. According to the ARC Guideline, these types of signs can stay in your yard for 30 days after work is completed. This is in accordance with Section 10: Exterior Lighting and Signs.

With the warm weather approaching, I am sure some of us will have a to do list if things we want to accomplish for our homes. Please make sure you submit an ARC request before any work is to be done. Also, please remember that each item needs its own ARC request form submitted. All requests need to be made online through the PMI website:

<https://pmi.cincwebaxis.com/orchardlake>. A friendly reminder, your ARC is made up of your neighbors and it takes some time to get your project approved. Please plan for up to 10 business days to complete your request and take that into consideration when planning your project. All requests are made online through the PMI website, <https://pmi.cincwebaxis.com/orchardlake>.

Holiday Party & Cookie Exchange

We had a variety of cookies for our exchange. In addition, Santa came for a visit and a great hayride even though there were technical difficulties with the trailer! Only 5 brought their recipes to share. Copies are attached to the newsletter.





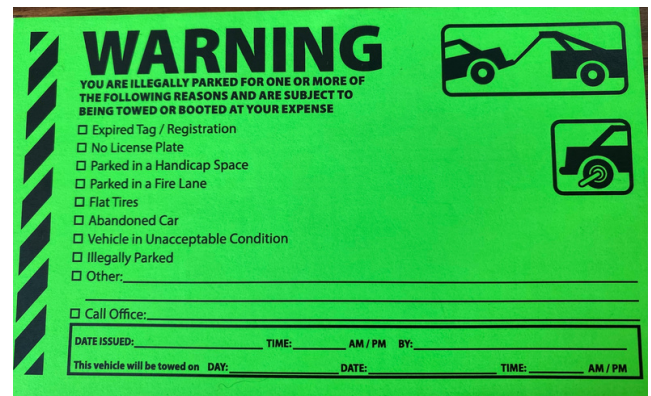
Clubhouse Parking Lot

As has been mentioned before, we continue to have an issue with vehicles being parked overnight in the clubhouse parking lot without Board notification.

Amendments, Article III, Section 5. Vehicles of the Covenants states “...owners or occupants may not use the Common Area for parking...for periods more than twelve (12) consecutive hours, unless given written permission by the Board of Directors. Any such vehicle shall be considered a nuisance and may be removed from the community.”

When the Board is notified a vehicle needs to be parked overnight in the club lot, a tag will be issued so others know the vehicle is authorized.

K.O. Towing Impound Services will be towing vehicles at our request. Vehicles in the lot overnight will receive one (1) warning (see green tag above). If there is a repeat offense, the vehicle will be towed at owner’s expense. The cost to the vehicle’s owner is \$175 (minimum) and minimum \$25/day impound fee. The towing company will be supplying us with a sign and their contact information.



Coming Soon!! Yard of the Month...

Do you enjoy walking and/or driving past a neighbor’s yard? Nominate them for Yard of the Month - we’ll start looking at yards in May!