

# ORCHARD LAKE

*Neighborhood Newsletter  
2021 Updates*

## HOA MONTHLY MEETINGS:

**JOIN US IF YOU'RE AVAILABLE**

Our meetings are held on the second Thursday of almost every month. The meeting generally lasts about 2 hours. Our meeting minutes are posted on our website <https://www.orchardlakecommunity.com/> and on the PMI website: <https://pmi.cincwebaxis.com/orchardlake>.

## MESSAGE FROM THE PRESIDENT

### MIKE BRITT:

We are long overdue in sending you a Newsletter with many of the 2021 updates, and for that I offer my apologies. This "extended" edition is provided in order to help keep you abreast of things happening in Orchard Lake. The members of your HOA Board continue to remain busy doing our best to make sure that our neighborhood remains "A Great Place to Call Home." Each Board Member works closely with one of 5 committees to address specific community needs. Elsewhere in this Newsletter, you will find information about the ongoing work of those 5 committees.

## TOPICS INCLUDED:

### TO KEEP IT SIMPLE

- YARD OF THE MONTH WINNERS!
- POOL ACCESS + KEY FOBS
- CLUBHOUSE RENTAL UPDATES
- VIOLATION UPDATES
- COVENANTS vs. GUIDELINES
- FENCING UPDATES
- SAFETY UPDATES
- HOA VOLUNTEERS

# YARD OF THE MONTH

**APRIL**

*Chosen by our Landscaping Committee*

**4590 Orchard View Way**

CONGRATULATIONS TO  
BERT & JOYCE!



**MAY**

*Chosen by our Landscaping Committee*

**4410 Orchard View Way**

CONGRATULATIONS TO  
THE ROMAN'S!

**JUNE**

*Chosen by our Landscaping Committee*

**4430 Orchard Lake Drive**

CONGRATULATIONS TO  
LEWIS & LINDA!



# YARD OF THE MONTH

## JULY

*Chosen by our Landscaping Committee*

### 4810 ORCHARD PARK LANE

CONGRATULATIONS TO  
TODD & KRISTA!



## AUGUST

*Chosen by our Landscaping Committee*

### 4440 ORCHARD LAKE DRIVE

CONGRATULATIONS TO  
RAFAEL & ELIZABETH!

## SEPTEMBER

*Chosen by our Landscaping Committee*

### 4730 ORCHARD PARK LANE

CONGRATULATIONS TO  
THE CHRISTOPHER & CI JAE!





# THE POOL & KEY FOBS

*From the Pool & Clubhouse Committee*

For 2021, we have installed a new pool gate & access system that uses electromagnetic locks & Key Fobs. Each homeowner is eligible to receive one Pool Fob at no charge and an additional fob may be issued, upon request, for \$25. Although we conducted 3 separate Pool Fob Distribution Events in April & May, we still have quite a few residents who have not yet picked up their fob. If that pertains to you, please contact Mike Britt at 770-317-4443 and he would be happy to arrange for you to get your fob.



## IMPORTANT TO NOTE

Please note, however, that Property Management Inc. (PMI) monitors pool access and that your fob will be deactivated if you are not “in good standing” that is, if you have not paid your annual dues or you have outstanding fines. If you do encounter difficulty with your Pool Fob, **please contact PMI directly at (470) 238-9150 or email them at support@pmi-neatl.com.** Please do not ask a Board Member to activate your fob; we are unable to do that. Likewise, do not open the pool gate for another resident whose fob is not working, nor should you ask another resident to let you into the pool. If you encounter any other pool related difficulties or questions, please don’t hesitate to contact the HOA. Pool hours are 9:30am - 9:00pm daily, until 10/3/2021.



## CLUBHOUSE RENTALS

***Did you know you can rent our clubhouse for a mere \$25?***

Access the Clubhouse Rental Form on the Community Website at: <https://www.orchardlakecommunity.com/rsvp-clubhouse.html>

Be sure to download the form and follow all instructions. From there, you can submit the form along with the Rental fee of \$25, with a fully refundable cleaning deposit of \$125.

Helpful Hint: Use your bank’s “Bill Pay” feature to send these and other payments to PMI. It saves you postage & you can add a Memo Line for reference.

## VIOLATION NOTICES

Many of us have, at some point, received a notification from PMI that we are in violation in some way. Perhaps we need to mow the lawn, pull weeds, our paint is beginning to flake off, etc. Whenever you receive a notice, **PLEASE DO NOT IGNORE IT**; instead, contact PMI promptly at (470) 238-9150 or, better yet, email them at support@pmi-neatl.com so that you have a written record of your contact. If there are extenuating circumstances or you have already made plans to address the problem, PMI can make note in their files and you can avoid incurring any fines / late penalties. It puts the Board in a difficult spot when we receive a request from a resident to waive fines and we discover that the resident had not made any attempt to contact PMI since they had received their first "friendly" warning 2-3 months earlier. In short, timely COMMUNICATION is KEY to avoiding these misunderstandings. By the way, painting your house regularly is a great way to preserve & protect the beauty & value of your home. The builder used cheap paint that probably needs attention by now. Waiting too long can lead to rotten wood and other, more costly repairs.



## COVENANTS vs. GUIDELINES

It's important to not the difference between the Restrictive Covenants & the ARC Guidelines, both of which inform our work as a Board. In early 2020, it was requested that our Architectural Review Committee (ARC) develop a document that would allow us to respond to Modification Requests with greater consistency, a document that residents could reference before planning projects around their home. One reason this document was needed was because Almont Homes and their management subsidiary, Homestead Properties, had been very inconsistent in the way that they had granted approvals or enforced covenants. **The ARC Guidelines document that we collectively developed and published can be obtained from PMI or on our Community Website <https://www.orchardlakecommunity.com/property-modification.html>.**

From the outset, we acknowledged that this document probably should be amended occasionally to reflect the wishes of the community. As such, the Board is open to review that document periodically. The Orchard Lake Community Covenants & Restrictions, on the other hand, are a very different matter. They have the force of law and are much more difficult to revise, requiring a two-thirds affirmative ballot vote of the entire neighborhood and the work of attorneys to file for a change with the Forsyth County court system. While the Board may have some flexibility in some matters, we cannot legally ignore the Restrictive Covenants, even if Almont / Homestead chose to do so in the past. If you happen to notice some things in the neighborhood that are not in accordance with the Covenants, it is probably because those were granted by Almont / Homestead before they handed over administration to the Board.

## FENCES

One of the most frequent requests processed by the ARC and the Board are for privacy fences. Years ago, Robert Frost wrote a poem in which two men meet to repair the wall that sits astride the boundary between their properties. While one man questions the necessity of the barrier, the other repeats the mantra, "Good fences make good neighbors." we must confess that in the past few months we've questioned that philosophy.

FENCES  
FENCES  
FENCES

### **ONE RESIDENT RECENTLY SHARED THAT "FENCE" HAS BECOME THE NEW F-WORD IN THEIR HOUSEHOLD.**

The ARC and the HOA Board have the unenviable responsibility of seeking to allow individual residents the freedom to enjoy their home as they see fit, while simultaneously maintaining community-wide standards that have been agreed upon by all residents. While we strive to be open to receive and consider any and all requests, we must be careful that we avoid making exceptions to established Covenants and Guidelines. To do so would be unfair to those residents who have made a good-faith effort to abide by those same Covenants and Guidelines. Again, we must emphasize that we cannot legally ignore the Covenants even when residents encourage us to consider changes to the Guidelines.

## SAFETY UPDATES

It's hard to believe that Summer is about over - where has this year gone?! The days are still warm and are followed by the perfectly cool evenings with the sun still hanging in the sky until 8:30 or so. The neighborhood children fight as best they can to stay up with the sun and run, jump and play outside - especially after school hours and on weekends. Because of this, we wanted to set a friendly reminder that the speed limit in the neighborhood is 20MPH, and to be mindful of the kiddos that dart quickly across the street without looking both ways. The SSC is working to have speed strips added to the neighborhood entrance as a reminder to reduce speed while entering the community.



Some other areas we are focusing on is getting rid of the orange cable line sitting in the street, sanding the playground set to avoid splinters, and getting with our FOCO police office to set meeting to discuss a neighborhood watch. Our neighborhood has been blessed to not have any recent crime incidents, but several surrounding neighborhoods have not been as fortunate. This is a good reminder to keep doors locked, valuables out of sight, and garage doors closed during the night. Stay safe Orchard Lake!

*Thank you!*  
*Safety & Security Committee*

# WE WANT YOU!

## JOIN THE BOARD OR VOLUNTEER!

### WE'RE ALL IN THIS TOGETHER

We are always looking for fresh ideas and new people to serve on the HOA board. Elections are usually in January or February. If you have an interest in volunteering at any capacity, 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](mailto: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!

As a reminder, HOA board members 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 taking care of trash cans, pet waste cans, managing landscaping, taking calls and emails, maintaining our 18 acres of common area, managing ARC modification requests, cleaning the pool, distributing fobs, and dealing with financial concerns, in addition to performing the duties assigned to us as officers in upholding the covenants and overall maintenance of the community.

## THANK YOU, NEIGHBORS!