

ORCHARD LAKE

*Neighborhood Newsletter
2022 Updates*

HOA MONTHLY MEETINGS:

JOIN US IF YOU'RE AVAILABLE

HOA meetings are held on the second Thursday of almost every month. The meeting generally lasts about 1 hour. The meeting minutes are posted on our website <https://www.orchardlakecommunity.com/> and on the PMI website: <https://pmi.cincwebaxis.com/orchardlake>.

2022

HOA BOARD MEMBERS:

Phyllis Moy - President

Judy Williams Vice President

Melissa Boyle - Secretary

Megan Hyde - Treasurer

Please read the next section if you're interested in becoming part of the HOA Board or an HOA committee. We'd love to have you!

TOPICS INCLUDED:

TO KEEP IT SIMPLE

- HOA OPENINGS
- POOL OPENING
- ARC UPDATES
- LANDSCAPING UPDATES
- FORSYTH COUNTY UPDATES
- COMMON COMMUNITY RESOURCES

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 or through the HOA board. If you have an interest in volunteering in 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. Serving the community is a great way to get to know your neighbors and help to keep Orchard Lake a great place to live! Keep in mind, any participants must be in good standing with the HOA association and if you have questions on this criteria, please reach out for further information.

As a reminder, HOA board members are volunteers who receive no incentives, reduced dues, or other monetary compensation or other benefits for their time and effort. Each member volunteers their time taking care of trash cans, and 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.

Positions Open

There are currently multiple open spots on the HOA Committees. There is flexibility in how you participate in the meetings, whether joining the meeting in person or sharing monthly reports for the committee with updates or requests regarding your own committee.

ARC COMMITTEE

- Working with the property management to make sure requests are responded to in a timely manner
- Oversee committee if further research is required for the request
- Working with property management company if any requests require conditions due to ARC Guidelines and HOA Covenants specific to Orchard Lake Community
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SAFETY & SECURITY COMMITTEE

- Coordinate Neighborhood Watch
- Playground Safety & Quarterly Inspection
- Streetlight Maintenance (reporting outages)
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SOCIAL COMMITTEE

- Up to 4 small neighborhood events a year, quarter
- Make a proposed budget for the social committee in the fiscal year 2023 (but how already?!)

LET US KNOW IF YOU'RE INTERESTED, NEIGHBORS!

IT'S POOL SEASON

It's almost summertime and the living's easy, or so Sublime would say. However, it is that time of year when the pool opens and more people are out and about in the neighborhood. Please keep the pool opening, hours, and rules in mind as you use the facilities, and be conscious of your neighbors in common spaces, such as but not limited to the pool and clubhouse.

Pool hours are 10:00 am - 9:00 pm daily, until 9/18/2022.

SOFT OPENING DATE

The pool officially opens

Sunday, May 8th, 10:00 AM!

Please see the note below about about pool entry and key fob access.



GRAND OPENING

Join us on **Saturday, May 14th for the Grand Opening from 12:30 to 3:00!**

Enjoy poolside lunch with Hot Dogs and a timely appearance of our neighborhood ice cream truck!

POOL & CLUBHOUSE ENTRY

Each homeowner is eligible to receive one key fob for pool and clubhouse access at no charge. An additional fob may be issued, upon request, for \$25.

If you are new to the neighborhood, didn't have a chance to use your key fob last year, or have difficulties accessing the pool with key fob entry, please contact our property management company (PMI) directly at (470) 238-9150 or email them at support@pmi-neatl.com.

If you are interested in the Clubhouse rental access. Please use the official form on the Community Website at: <https://www.orchardlakecommunity.com/rsvp-clubhouse.html>

To Note: Our property management company (PMI) monitors pool access. Key fobs will be deactivated if you are not "in good standing" meaning you have outstanding annual dues or outstanding fines. 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.

ARCHITECTURAL REVIEW COMMITTEE UPDATES

Springtime (and quarantine) brings out the desire to get out and do something around the house, right? Whether it's building a fence, extending or covering a patio, repainting the outside of your house, planting new bushes or trees, or even putting in a pool in your backyard...all of these projects require review and approval from the Architectural Review Committee.

WHY IS THIS NECESSARY?

When you decided to purchase a home in Orchard Lake, you received and agreed to abide by the Declaration of Covenants, Conditions, and Restrictions (CCRs) for Orchard Lake. These documents can be found and referenced at <https://www.orchardlakecommunity.com/resources.html>

The CC&Rs provide a framework for any written guidelines and recommendations adopted by the ARC and serve as the "final authority" in our community's exterior architectural and landscape control issues. These covenants, conditions, and restrictions exist so that the overall aesthetics, congruity, appearance, and safety of the neighborhood would be maintained in such a way that the homeowners can live in harmony.

Each homeowner is assured, to some degree, that basic guidelines are in place to support the quiet enjoyment of their home and property and to protect the value of their investment. The ultimate intent of the CC&Rs is not to create a rigid set of controls that limit personal freedom or property rights, but rather to create and maintain a self-governing community where members of the Homeowners Association tend and protect their investment through active participation in committees and other activities that support the life and growth of our neighborhood.

WHAT HAPPENS IF I DON'T SUBMIT AN APPLICATION FOR MY PROJECT?

If your project requires review and approval from the Architectural Review Committee, you could be subject to a possible fine of \$25 per day if you start an unapproved project. There is also a possibility you may be required to remove your project if it violates the rules. *Yikes!*

HOW DO I GET THE PROCESS STARTED?

Get your copy of the [ARC Guidelines on the Orchard Lake website](#) and review what the requirements are for your project. Then fill out your ARC Request Form and submit the completed application and attachments(including site plans and specifications) to the ARC.

Applications should be emailed directly to support@pmineatl.com and orchardlake30028@gmail.com

The ARC committee will meet to review your request and may ask for additional information prior to making a decision. The ARC committee is committed to helping us maintain the beauty and value of our homes!

LANDSCAPING COMMITTEE UPDATES

PART 1:

YARD OF THE MONTH IS BACK!

A little friendly competition for the Orchard Lake Community will commence on May 15, 2022. The Yard of the Month Program is managed by the HOA Board and Landscaping Committee

HOUSE RULES

Each month nominations for up to (5) homes are taken by the last day of the month. The nomination form can be found on the Orchard Lake Community website under Resources/Landscaping. HOA Board members review each nominee yard and take a vote based on the nominations. The yard receiving the most committee votes **wins!**

**These rules will stand in place until the end of the year and cannot change in the middle of a competition year. The rules will be reviewed for possible changes at the end of each competition year based on the results of that year.*

YOM CRITERIA

The homeowner must be in good standing with the association. The yard must follow authorized landscape requirements in Architectural Guidelines. The lawn should be consistently mowed, trimmed, and weed-free. Driveways, walkways, curbs, and beds should be nicely edged. Shrubs, Bushes, and Trees should be healthy, neatly pruned, and in proportion/scale with home and terrain. Unique landscaping or originality/creativity is a plus! Colorful (green grass, colorful live plants, mulch, or other landscape design material) and enhances the appearance. House and driveway appearance is clean (no unsightly debris, broken gutters, etc.) The pleasant and overall appearance makes the property an asset to the community. Front yard to midpoint sides of the yard will be judged.

WHAT ABOUT THE WINNERS?

Of course, there are prizes! It's a competition. First, winning yards will have a photo taken and published to the Orchard Lake Facebook site and newsletter, because who doesn't love some social clout. Then, you'll receive the honor of having the ever so lovely "Yard of the Month" placed on your **award winning** yard for the duration of the month.



TO THE MAY 2022 YOM WINNER!

Congratulations to
Billy & Sarah Hitchcock at
4425 Orchard Lake Drive

QUICK NOTE

Simply a reminder that participants may win as often as they are selected -- you read that right, you can win more than once! Should a homeowner decline to participate upon notification of winning, the second place house will become yard of the month. Now hop on over to the [Orchard Lake Website and start nominating your favorite yards!](#)

LANDSCAPING COMMITTEE UPDATES

PART 2:

ABOUT THE COMMON AREAS

A reminder: Do not cut, trim or clear vegetation or trees in common areas, especially in the conservation areas around the lakeshore.

Article VII, Section 28 of our CC&Rs states “Land-disturbing activities shall not be conducted within twenty-five (25) feet of the banks of any stream within the Community, as measured from the point where vegetation has been wrested by normal stream flow, except with prior written approval under this Article VII and compliance with Georgia law, including without limitation, the Erosion and Sedimentation Act of 1975, O.C.G.A. §12-7-1, et. seq., as amended from time to time.” This also includes any efforts to “control the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in and around any wetlands and streams within the Community.” Please keep our lake clean!



NORTH FORSYTH IS GROWING!

In recent months, District 4 County Commissioner Cindy Mills gave a presentation about county zonings (47% of Forsyth County is zoned Agricultural, with much of that land in North Forsyth), new district lines (we are still in District 4 for County Commission and Board of Education), Parks and Recreation update about Lanierland Park and Eagle's Beak, the Coal Mountain Town Center, and the 369/400 Interchange and Browns Bridge Road construction projects.

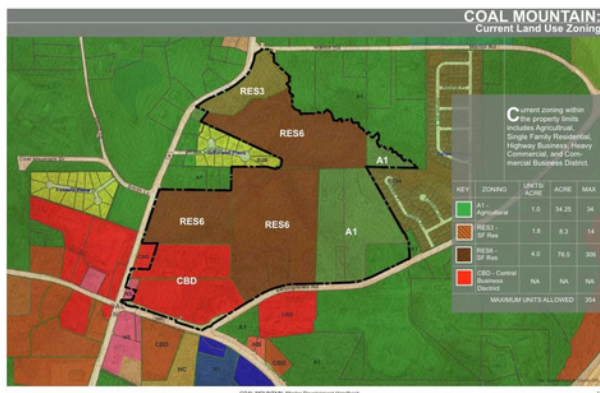
Coal Mountain Town Center will be located at Highway 369 and 9 over to Settingdown Road. New Coal Mountain Connector Road will be built through the project connecting 369 to Highway 9, at Bridgetown (369) through Coal Mountain Park (they will lose the non-regulation field but are gaining Miracle League Field because they are moving to Lanierland). Design plans can be found on the county's website, or you can **sign up** to get her monthly email newsletters that have zonings, new businesses, park and recreation news and transportation updates.



The Interchange at 400/369 has been moving along at a quick pace because they are waiting for Georgia Power to move their lines so that the 4-lane construction on 369 from 400 can proceed. All traffic construction will be completed in two years, although there will be some construction to alleviate traffic problems before that time.

The Comprehensive Plan Update is happening now at www.fosterforsyth.com There will be an informational on May 16, from 6:00pm to 8:00pm at the Central Park Banquet Room (Central Park Recreation Center) at 2300 Keith Bridge Rd, Cumming, GA 30040.

County Community Coordinator, Taylor Hall, gave out information on the Citizen's Government Academy and Student Government Academy, and how to sign up for informational newsletters from the county.



THANK YOU!

HAPPY POOL SEASON



COMMON NEIGHBORHOOD RESOURCES

The Orchard Lake Website:

<https://www.orchardlakecommunity.com/>

Property Management Company (PMI) Contact Information:

Phone: (470) 238-9150

Email: support@pmi-neatl.com.

Orchard Lake Covenants + ARC Guidelines:

Covenants: <https://www.orchardlakecommunity.com/hoa-covenants.html>

ARC Guidelines + Form: <https://www.orchardlakecommunity.com/property-modification.html>

Clubhouse Rental Form:

<https://www.orchardlakecommunity.com/rsvp-clubhouse.html>

Yard of the Month Nominee Form:

<https://www.orchardlakecommunity.com/landscaping.html>