

# ORCHARD LAKE NEWSLETTER



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Your HOA Officers and Board

Phyllis Moy, President, Social and  
Landscape Committees  
David Boring, Treasurer, Security Committee  
Mike Britt, Secretary, Pool Committee  
Anna Doll, Vice-President, Architectural  
Review Committee

It's a wonderful day in the neighborhood!

Phyllis Moy, HOA President

Thank you to everyone for making this such a beautiful neighborhood. Our residents have taken this time during our COVID "lockdown" and put it to great use improving their lawns and the common areas around our houses.

There were several nominees for our first "Yard of the Month." Congratulations to our first winners, Dean and Bob Mills! Orchard Lake Homeowners YOU are all winners and thank you for coming together and making our neighborhood a great place to be.

We have had some recent changes in HOA board membership. Charles Smith has resigned as our treasurer due to work and family related issues. We're grateful to Charles for his time and willingness to volunteer and serve on the board. David Boring has volunteered to assume the treasurer position and we are happy to welcome Mike Britt back to the board as our secretary.

"Honesty and transparency make you vulnerable, be honest and transparent anyway." This quote, attributed to Mother Theresa, reflects the board's commitment to transparency. The HOA Board is a strictly voluntary board. We each have a strong desire to serve and to strive to help manage our neighborhood to the best of our abilities, while balancing our professional and family responsibilities. We are continually looking for new and better ways to communicate and respond to individual and community requests and suggestions.

Our quarterly newsletters are one means of communicating with our neighbors. Thank you to Anna Doll, who generously stepped up and offered to design and edit. We conduct monthly meetings, the second Thursday of each month; please let us know if you would like to attend. We publish notes from each meeting on our website <https://www.orchardlakecommunity.com/>. Everything we do is

completely transparent and available to everyone. Currently, in conjunction with our social committee, we are developing a welcome packet for new residents that will contain website information, PMI phone numbers and log in directions, emergency and non-emergency numbers and information about our neighborhood.

We have been able to open the pool on a daily basis and appreciate the many volunteers who have served as our monitors. Thank you for helping us to put in place and maintain best practices to keep the pool area sanitized and keep our residents safe.

Crabapple Landscaping is doing a great job with the maintenance of our 18 acres of common ground. They just finished biannual maintenance on the retention pond and cleared some additional areas that required special machinery to manage.

Richard, Crabapple Manager, offers the following lawn care recommendations for fall:

- Bermuda turf will begin to slow down and then go dormant once frost hits. It's better not to scalp turf in the fall. Leave some of the growth to help insulate the roots during cold winter weather.
- Leaves will begin to fall. Try to keep leaves from piling up too thick on the turf. Pre-emergent should be applied to Bermuda turf to prevent winter weeds from germinating. "Poa annual" is one of the ones you want to try to prevent.
- Aerate and seed fescue turf. Some areas may need to be sprayed with weed killer to ensure that seed makes good contact with the soil.
- Plant pansies and violas to give color through the fall and winter.

Our own Larise adds: "Everybody needs to trim their hedges."

We continue to enjoy the ice cream truck, but food truck popularity seems to have waned, since many restaurants have reopened and increased their capacity. There are so many fun things we would love to plan and make available for members of our community to be able to socialize and get to know one another better. Hopefully, that time is coming soon. Thank you for all of your support, suggestions, collaboration, and kindness--we are a group of volunteers who desire to serve and make Orchard Lake a great place to live.

## Safety and Security Committee David Boring

The COVID-19 era may have slowed us down, but it didn't bring our neighborhood to a standstill. The SSC has been making improvements wherever possible and when needed. We were happy to place the non-slip mats in the Clubhouse bathroom hallways, and word is we've not had a major slippage incident since! The first aid kit has been updated in the pool area, and hopefully will never see any major use, but it's there if needed. Some of the playground equipment did age out, but they've all been quickly replaced and are now in good working condition.

The SSC is still looking into our postponed Neighborhood Watch program, and when the timing is right we will certainly move forward. 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!

## Architectural Review Committee Anna Doll

The ARC has been very busy this spring approving many home improvement applications throughout the neighborhood! Thank you to committee members Bob (the Builder) Milano, Bobby Mills, Ricky Graybill and Matt Huddle (and former chair Dennis Walczak) for their technical knowledge, and for helping to make sure applications get turned around quickly so homeowners can start their projects.

If you are planning any outside home improvement, please review our [covenants](#) and [Architectural Review Guidelines](#). Fences, outdoor painting, replacing a roof, adding a deck, gazebo or patio cover, planting trees, rocks, or hardscape--these and many other improvements require approval. Please, before you spend money on a home improvement, contact us and submit your [application](#) for review.

A reminder that no improvements can be made on HOA property without express permission from the HOA board. That includes cutting or planting trees or bushes, or cutting brush or trees around the lake. Our lake is a protected water reservoir with specific requirements for maintenance. Contact an HOA board member if you have any concerns.

We look forward to working with you to make your home improvement dreams come true!

## Pool Committee News Mike Britt

Hello Neighbors. I would like to express my profound appreciation for the cooperation that we have received from the vast majority of our residents as we have been forced to abide by so many restrictive guidelines during the summer of 2020 in the midst of the worldwide COVID-19 pandemic. When I agreed to serve as the Pool Chairman (pre-Corona), I had NO CLUE what it would entail. But we were able to get the pool open and operational, with everyone's help keeping it safe and virus-free.

So many of you have been so gracious and understanding; you have not complained about signing a waiver, or having your temperature taken, or about bringing your own chairs in order to maintain social distance from other pool patrons. You have been GREAT!

I cannot thank you enough for adhering to the special COVID Guidelines that we enacted this summer and for the MANY people who have volunteered to serve as Pool Monitors. You have been outstanding!

The pool is scheduled to be open through Sunday October 4th, at which time we will close for the season. With fervent hopes that 2021 will be a year unlike the one we've experienced in 2020, we will plan to open again on Mother's Day Weekend next spring. During the winter/offseason, we hope to have a new gate security system installed. We will give you more news about that as it develops.

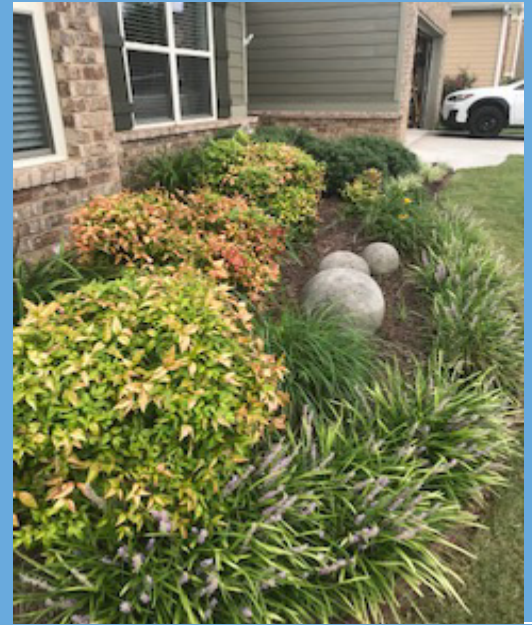
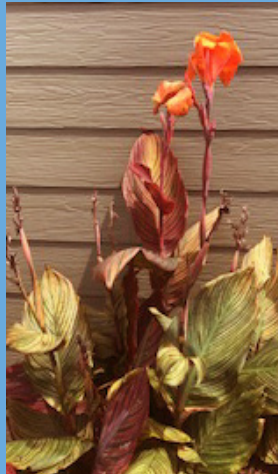
## Treasurer News David Boring

It's been an honor serving as Secretary for the Orchard Lake HOA Board, but I have accepted the position of Treasurer. The board treasurer is responsible for the association's funds, payments, and financial records. I will be coordinating the association's proposed annual operating budget in the next few months, and doing a full analysis of our reserve allocations.

We are in the process of conducting an official Reserve Study that will assess the current state of our HOA reserve funds, and give us direction on where we can expect funds will be needed in the future. This pertains especially to common area expenses and routine upkeep that is on the horizon. After the analysis is complete we'll have a better idea of budgeting needs, and be better prepared for future costs/savings.



Orchard Lake Landscaping Committee  
presents  
Yard of the Month!



Landscape Committee

Phyllis Moy

We aren't the only ones who have spent some Corona downtime on home and landscaping improvement. During the first quarter of 2020, Home Depot and Lowe's sales climbed 6.4% and 11.2%, respectively, and that is likely to continue. As noted, Orchard Lake is looking fine, with all of us working on outdoor projects, yards and landscaping, especially our "Yard of the Month" winners, Bob and Dean Mills. Their lawn was chosen out of several nominations not only for the beautiful, well-manicured lawn, but also for the variety of plants, flowers, trees and shrubs, along with interesting hardscape that creates an inspired symphony of color and beauty.

Dean said, "We were excited to be selected Yard of the Month. Bob and I enjoy a lot of flowers so it requires a lot of work. I probably pull a small bag of weeds 4-5 days a week to keep up. Bob cuts the yard and is great to do all the heavy work for the

flower beds. It is a team effort but we both love being outside. We love being part of a friendly neighborhood," she added.

"Getting lawn of the month really lifted our spirits," said Bob. "Thank you for the recognition."

As this month's winner, they will receive a \$25 gift card to the garden center of their choice, provided by Mike and Anna Doll, Orchard Lake homeowners and Realtors with Fathom Realty, Inc. If you or your company are interested in helping to fund the monthly prize, please contact Phyllis Moy at 919-210-6308.



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