

**July 2023**

# Orchard Lake Neighborhood Newsletter

## Upcoming Events

July 4  
Independence Day

August 3  
Forsyth Schools First Day

September 1  
Forsyth Schools Early Release

September 4  
Labor Day/Forsyth Schools  
Holiday

September 25-29  
Forsyth Schools Holiday



## Board Members

### President

Phyllis Moy

### Vice President

Judy Williams

### Secretary

Melissa Boyle

### Treasurer

Eve Simpson

### Member-at-Large

Andrew Hinton

## Recent Fire

Most of you probably saw the black smoke, heard the fire engines, or saw the FB page updates a couple of weeks ago. The family is safe but reconstruction will be slow. If you would like to help with a gift card, please email us at [orchardlake30028@gmail.com](mailto:orchardlake30028@gmail.com).

## A note from our president...

We have been completing tasks throughout the spring and into the beginning of our wet summer to maintain our neighborhood.

The bad news first...we unfortunately had an unexpected expense from the backflow at the street in front of the clubhouse. The valve had frozen during the cold snap and had to be replaced at our cost.

We converted the pool to a saltwater pump which will pay for itself in reduced maintenance cost in a year. We also purchased a pool cover, again to try and preserve our pool. As the pool opened, we noticed some of our chairs have finally worn out. We have used the chairs for 6 seasons and feel we have gotten good use. Since our chair frames are in great shape, we decided to try and refurbish what we have. After hours of research, Dennis Walczak found the company that sold the builder the chairs. We are in communication with them about selling us the premade "sling" and we will install the slings ourselves.

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# A note from our president...(continued from page 1)

Dennis, Tom Moy, and Andrew Hinton wired and mounted dusk to dawn lights on the side of the clubhouse. Dennis also changed our doorknob, which was a push lock and always locking on the door to the bathrooms. Eve painted the door. Thank you to Dennis and all his helpers for getting these things completed and saving the HOA money on labor installation.

The landscapers continue to do a great job as well as our own Dean Mills, Larisse and Tim Jackson, and many others. Thank you for your continuous labor of love on our common areas. Andrew Hinton arranged for us to get a load of wood chips (for free!) for the path by the lake. Thanks to Melissa and Patrick Boyle, Eve, Andrew, Bill Hitchcock, and his girls, and Tom Moy for spreading the wood chips.

Our meetings are held on the third 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.cincwebasis.com/orchardlake>. Please let us know if you would like to volunteer for a committee or have an interest in being 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 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, 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.

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 run 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 (available on the websites mentioned above).

We are always looking for fresh ideas and new people to serve on the HOA board. 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](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!

# The Pool Is Open!!

Summer is officially here with the opening of the pool. Thank you to Andrew Hinton and Junior Roche for power washing the pool deck, chairs, and parking lot. Everything looks great!

There was a great turn out for the official opening (postponed 1 week due to the threat of thunderstorms). We are working on replacing the damaged chairs. They are stacked and have Caution tape around them. However, the material has to be ordered and then we will need volunteers to help us fix them.

Just a couple of reminders:

- Must be in good standing with HOA (dues current and no outstanding violations)
- No smoking
- No glass beverages
- Do not prop the gate open

## Pool Parking Lot

With the pool now open, it is necessary we enforce a no overnight parking rule. We have asked nicely both in general and to specific residents that are abusing this. You will notice we have posted a sign that violators will be towed at their expense. This will be enforced. If you must park overnight, please contact us at [orchardlake30028@gmail.com](mailto:orchardlake30028@gmail.com) for permission.

*Welcome to the neighborhood...*

**Murali & Vijaya Gudla**  
**4520 Orchard View Way**

Originally from Pittsburgh, they moved here from Alpharetta. Murali works for a health insurance company based in Pittsburgh. They have two daughters, one completing her residency in Cleveland and the other in her junior year at Georgia Tech.

They are loving the neighborhood, especially all the birds and the lake! Their hobbies include gardening, hiking, and traveling.

Our pile of free mulch ! Thank you to Reasonable Affordable Tree Services (678-558-8611 or [villanueva1002.sv@gmail.com](mailto:villanueva1002.sv@gmail.com)) for the mulch and free delivery.





## Planning a Project? A note from Eve Simpson, Chair of the ARC

Hello neighbors! We are seeing several ARC requests coming in this season, and I am loving the freshly painted houses and other requests being submitted. Please make sure when you submit a paint request you are giving the color chip code so we know what color you are wanting to paint and what you will be painting in that color. For example, SW7027, Hickory Smoke, for trim and shutters.

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, take that into consideration when planning your project. All requests are made online through the PMI website, <https://pmi.cincwebaxis.com/orchardlake>.



### Lake Path

Spring has sprung and summer is here. We all enjoy walking along the lake. However...we don't want to have to keep looking down to avoid THE POOP! Please be a good neighbor and pick up after your dog(s)!!

Your dues help keep the Dog Waste Station stocked with bags. And the can is emptied every week by volunteers so you really have no excuse!



As you went through the neighborhood in May, you probably noticed yard signs for one 5th grader and one high schooler. Congrats to those and others we don't know about.

Best wishes grads on your future endeavors!

### Neighborhood Garage Sale

Thank you to all who participated in our neighborhood garage sale. It was a little slow since that was the first pretty weekend in a long time. However, I know our house/garage is a little cleaner!

### It's Yard of the Month Time!!

Does one of your neighbors have a yard you admire? Then nominate them for Yard of the Month. From May through September, each month's winning yard owner receives:

- Photo taken and published to Orchard Lake Facebook site and community website.
- A Yard of the Month sign placed in the winning yard for the duration of the month.

Participants may win as often as they are selected. Should a homeowner decline to participate upon notification of winning, the second place house will become yard of the month. Nomination form is on the website under the Resources/Landscaping tab.

## May Yard of the Month is...

Jose & Marta Santiago  
4415 Orchard Lake Drive



## June Yard of the Month is...

Jason & Sharon Flomerfelt  
4820 Orchard Park Lane

