

October 2023

Orchard Lake Neighborhood Newsletter

Upcoming Events

October 21 (rain date 11/4)
Community Work Day
Chili Cookoff & Harvest Party

October 31
Halloween

November 7
Election Day

November 20-24
Forsyth Schools Thanksgiving
Holiday

December 16
Holiday Party

December 20-January 3
Forsyth Schools Holiday



Board Members

President

Phyllis Moy

Vice President

Judy Williams

Secretary

Melissa Boyle

Treasurer

Eve Simpson

Member-at-Large

Andrew Hinton

Board Election

January 2024

This is a reminder not only are we looking for residents to help on our different committees, but also serve on the board. Know it's early, but be thinking about becoming more involved in our community!

A note from our president...

It has been over two months since our storm (tornado) and repairs are still in progress. After determined support from Upward Roofing and Kandice from PMI, our insurance company has approved the clubhouse roof replacement. The uninsurable fallen and damaged trees have been trimmed or cut down as appropriate and damaged sections of the fence along Highway 9 have been replaced. While the fence currently looks like a patchwork quilt, it should look nicer soon. First the new wood needs to cure, then we plan to power wash, and then stain the fence in 60 days.

As was stated in the assessment letter, the storm repairs exceeded our yearly budget/general fund and diminished our reserve fund. While some of the repairs will fulfill some future planned maintenance, our goals are to have a consistent reserve fund balance to maintain our community property in a planned and efficient manner.

The reserve fund is a great planning tool, however, it is not exact and the plan indicator for inflation was underestimated. This is a factor which could not have been predicted with inflation rising at historical levels. Thank you to our neighbors who came together with patience and understanding to take care of each other and our community.

Along with PMI, we have solicited quotes from vendors and projected our 2024 budget. As expected, with most all vendors increasing costs and insurance cost predicted to rise by as much as 15%, our 2024 budget requires yearly dues be increased to \$750. We are a community of 100 homes with approximately 18 acres of common property to maintain. Most communities of similar size in our area have comparable or higher yearly dues - some as high as \$1,200 per year.

We wish each and every neighbor a Happy Fall and we hope to see you at the Chili Cook-off/hayride this weekend.

If you have any questions, please contact us at orchardlake30028@gmail.com.

orchardlake30028@gmail.com

www.orchardlakecommunity.com | <https://pmi.cincwebaxis.com/orchardlake>



Community Work Day on Saturday, October 21

The replacement pool chair slings have arrived. So if you do not want to work outside on our neighborhood work day, this is an opportunity to still help. We have several chairs that need to be fixed. Then, we'll move them into the bathrooms and out of the winter elements.

We also will be working around the neighborhood spreading pine straw, removing tree stumps, and dead-heading some flowers and bushes. We'll meet at the clubhouse at 9 a.m. This is a great way to meet your neighbors and help your community at the same time.

Welcome to the neighborhood...

Santosh & Sweetlin Amrit 4670 Orchard View Way

You may have seen Santosh's intro on the FB group. Here are a few more details about their family. They moved from South Forsyth and are "newbies to lawn mowing". Santosh works for an IT consulting firm and Sweetline is an kindergarten assistant teacher in a Forsyth elementary school. They have 2 children, Rishan, 12, and Sasha, 9, who are enjoying making new friends.



Also Saturday, October 21, Chili Cookoff and Fall Party!! (Rain date, Saturday, November 4)

Join us at the clubhouse for what we hope will become an annual tradition - A Chili Cookoff! Wear your favorite fall attire, bring your blanket for the hayride, and if you so choose, make your favorite chili recipe and bring it by 5 p.m. on Saturday, October 21. Signup is on the Orchard Lake Facebook page. Bowls, spoons and toppings will be supplied. Please bring several copies of your chili recipe to share! If you need some inspiration, here are some different chili ideas (thank you to Signup Genius for the suggestions):

- Traditional - ground beef, beans and some kind of tomato base. Different levels of spice and varied vegetable additions can make each batch unique.
- Mix Up Meat - Mixing varieties such as ground beef and Italian sausage, turkey or lamb.
- White Chicken - alternative to its tomato-based counterpart using ground or shredded chicken and your favorite assortment of spices.
- Vegetarian - Who needs meat?
- Meat Alternative - If all veggie isn't your thing but you don't want traditional meat, consider a meat alternative like tofu or soy crumbles.
- Texas Red - Made without tomatoes or beans.
- Cincinnati-style - Often features cinnamon and cloves and is often served over spaghetti.



A note from Eve Simpson, Chair of the ARC

Hello neighbors! All the new roofs are looking great! A reminder if you are replacing your roof and going to use one of three colors: black, brown, or gray, you DO NOT have to submit an ARC request. However, if you would like a different color than one of the above mentioned ones, you DO need to put in an ARC request.

One more thing about the storm. We had several trampolines carried by the wind and damage property. Pieces of trampoline were found all over the neighborhood. Because of this, we are requiring trampolines, and pergolas and gazebos that are not attached to the house, be anchored to the ground. You can find these anchors on Amazon, Lowe's, or Home Depot by searching Trampoline Anchors and you will be provided with several options.

In the future, if damage is inflicted to property other than your own, you are liable. In addition, the ARC committee will be following up on future ARC requests for trampolines, pergolas, and gazebos to make sure they are anchored to the ground.

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>.

The Grass Dam aka the Lake Path



During our community work day on October 21, we will be picking up trash around the lake's edge. You may not know, but our path is actually a dam for the lake.

ALSO, we continue to have an issue with humans not picking up after their pooches. You may think that since your pup is doing their business at the trees, it's ok to leave it there. But if we all do that, think of what our path will not only smell like but look like too. PLEASE...pick up after your dog(s). And if you want to be technical, it's against the Orchard Lake Covenants (Article VII, Section 7, "Feces left upon the Common Areas must be immediately removed by the owner, occupant, or other persons responsible for the pet.").

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!

Clubhouse Parking Lot

We continue to have an issue with vehicles being parked overnight in the clubhouse parking lot without Board notification. Article III, Section 5 of the Covenants states “...owners or occupants...(must parking in) designated parking space for periods less than twelve (12) 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.”

Effective November 1, 2023, K.O. Towing Impound Services will be towing vehicles at our request. Vehicles in the lot overnight will receive one (1) warning. 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.



Round up of Yard of the Month...

Hopefully you enjoyed our Yards of the Month as much as we did. This year we had a lot to choose from! Keep it up neighbors - YOM will start again next May!

September Yard of the Month is...

Jay and Michelle McHugh
4405 Orchard Lake Drive





August Yard of the Month is...

Miriam Sabourin
4535 Orchard View Way

July Yard of the Month is...

Bob & Rita Tracey
4910 Orchard Lake Drive



June Yard of the Month is...

Jason & Sharon Flomerfelt
4820 Orchard Park Drive

May Yard of the Month is...

Jose & Marta Santiago
4415 Orchard Lake Drive

