

# ORCHARD LAKE HOA NEWSLETTER

August 1, 2019

## QUICK REMINDERS:

- *Please remember to pick up pet droppings as you walk them in the neighborhood. A new receptacle with bags is available beside the path to the lake.*
- *A trash can has been conveniently placed beside the gazebo at the playground for your convenience. Please deposit trash there.*
- *The speed limit in the neighborhood is 25 mph. Please watch for children playing and riding bikes/scooters in the street as you drive through.*



## CONTACT ORCHARD LAKE HOA

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## PRESIDENTIAL PONDERINGS

Hello Neighbors!

You hold in your hands the very first issue of what we hope to be a quarterly newsletter in which we intend to share with you any items of note in our neighborhood. Please note that, in the future, we would like to be able to send the newsletter out to you in electronic format so that we can avoid spending YOUR money on postage. Therefore, we would ask that you share with us a valid email address through which we might be able to send each quarterly issue. But, in order to ensure that everyone received this first issue, we wanted to send it via “snail mail.”

I would like to say that it is a distinct honor and privilege to be able to serve you, the residents of Orchard Lake Subdivision as your HOA President. I also count myself quite fortunate to be able to work together with a fantastic HOA team. Elsewhere in this newsletter, you will find articles by each of the other officers in which they introduce some of the specific issues/projects that they will be working with in the months ahead. Below, please find a list of your HOA Officers and the five working committees with which they will serve:

1. Architectural Review Committee (ARC) - Dennis Walczak, VP
2. Safety & Security - David Boring, Secretary
3. Pool & Clubhouse - Krystal Bailey, Treasurer
4. Special Events & Social - Phyllis Moy, Assistant Secretary
5. Landscaping & Beautification - Ashley Blackwell, Assistant Treasurer

If you have a burning passion, talent, or experience in one of these areas, please contact the Board Member directly and let them know of your interest in helping out. In the months ahead, we will be working on a Budget for 2020 so that we can be good stewards of the funds that you have entrusted to our management.

Finally, combined with this newsletter you should be receiving a letter of introduction from Property Management Incorporated (PMI). We have recently contracted with this firm and they have been working with us to make the transition from Homestead to your elected HOA Board. That transition is scheduled for completion on August 1, at which time Homestead will transfer all assets and responsibilities to us. We are excited about having a partner like PMI who will help us to navigate such things as the legalities of enforcing covenant and code compliance, all of which are designed to preserve the value of your largest financial investment, your home.

Mike Britt, President

## NEW NEIGHBORHOOD COMMITTEES

**Architectural Review Committee** – The ARC’s main job is to provide residents with guidance as they make plans to enhance their properties. The ARC will also head up any additional enhancements to common areas in the community. If you have an interest or background in engineering, construction, or design this committee might be for you. Please contact Dennis for more information, or to discuss potential property enhancements.

**Safety and Security Committee** – The SSC will be responsible for heading up security measures within our community to make sure that our neighborhood is safe. Current and future plans include cameras in the pool area, “Children at Play” signage at the playground, and a Neighborhood Watch. If you have an interest or background in safety, security, or computers, this committee might be for you. Please contact David for more information.

**Pool & Clubhouse Committee** – The PCC will be responsible for monitoring and executing the rental of the community clubhouse and making sure the pool and restrooms are accessible during pool hours. If you have an interest or background in swimming, organization, or love talking to people this committee may be for you. Please contact Krystal for more information.

**Social and Special Events Committee** – The SEC will be the driving force behind community gatherings and social events. These can include block parties, holiday get togethers, neighborhood garage sales and more. If you have an interest or background in event planning, love talk to people, or have great ideas about potential community events, this committee might be for you. Please contact Phyllis for more information.

**Landscaping and Beautification Committee** – The LBC will be responsible for maintaining the landscaping in the common areas, decorating the entrance for holidays, and providing guidance to homeowners who would like to improve their landscaping. If you have an interest or background in gardening, landscaping, decorating, or want to make our neighborhood beautiful, this committee might be for you. Please contact Ashley for more information.

## CLUBHOUSE RENTAL FOR SPECIAL EVENTS

Did you know that the Orchard Lake Clubhouse is available to be rented by residents for your events? If you need a small gathering place for a birthday party, baby shower, or any other event, the clubhouse is available to you.

The rental contract can be accessed at our community website – [www.orchardlakecommunity.com](http://www.orchardlakecommunity.com), under the Events tab, or contact Krystal at [orchardlake30028@gmail.com](mailto:orchardlake30028@gmail.com). Once your reservation dates are confirmed, the rental contract and deposit are due. A non-refundable rental fee of \$25.00 is required, as well as a fully refundable security deposit of \$125.00, which will be returned to you or shredded upon completion of your event and a walkthrough to confirm the condition of the building.

*If interested in serving on a committee, please email your contact information to [orchardlake30028@gmail.com](mailto:orchardlake30028@gmail.com) with the subject “Serving on the \_\_\_\_\_ Committee”*

## WHAT HAS THE BOARD BEEN WORKING ON?

The board has been busy since their election to make the best decisions possible to enhance and maintain our neighborhood. Below are a few improvements we have made:

- Cameras have been installed in the pool area to increase security and deter acts of vandalism.
- “Children at Play” signs have been posted around the play area to increase the safety of our children.
- Timers have been placed on the outside pool lights to ensure adequate lighting during evening pool hours.
- A clock has been placed above the doors to the pool area for the convenience of residents and their guests enjoying the pool.
- We are working with all current community vendors to ensure a smooth and seamless transition to the new HOA management company, PMI.
- A new pet waste can and disposal bags has been placed by the path to the lake for ease of access to dog walkers.