



**Orchard  
Lake  
Quarterly  
Newsletter  
November 2019**

***A Great  
Place to Call  
"Home."***

**OCTOBER 30**

---

**Orchard Lake Homeowners Association  
Authored by: Mike Britt, HOA President**

---

# Presidential Ponderings

**Mike Britt, HOA President**

Hello Neighbors. First, I would like to thank you for supplying your email address which has allowed us to send this edition of the *Orchard Lake Quarterly Newsletter* ELECTRONICALLY, instead of via USPS, thus saving YOUR money. We want to keep you informed; but we also want to be good stewards of the funds that you have entrusted to us through the payment of your HOA Fees.

In this edition, you will find updates/reports from each of our Committees – and I want to say a personal word of gratitude for the fantastic work that each Committee is doing. They are allowing us to multiply our effectiveness as a community. In addition, I want to address a couple of issues that affect every resident:

**Proposed changes in Covenants.** Someone recently suggested that we simply “throw out the covenants.” The person making that comment may have been joking; but it merits pointing out that it would be impossible to “throw out” the covenants. Furthermore, it would be unethical, inappropriate, and illegal to haphazardly adhere to some of the covenants and not others. One could no more ignore the covenants than one could ignore one’s loan documents. Covenants are legally binding documents, and each homeowner agreed to them at the time of purchase. HOWEVER, just as it is possible to re-finance a mortgage in order to get a better interest rate, it is also possible amend HOA Covenants; but it is not easy. There are specific legal procedures by which the Covenants can be Amended. I assure you that this was one of the very first issues that your HOA began to address when we took over from Almont / Homestead on August 1. We felt that the existing covenants that we inherited from the builder include some unrealistic & inappropriate items such as a sentence requiring that garage doors remain closed except when pulling in or out in a vehicle. (Read Article VII, Section 5). That is just one of several sections that your Board is diligently & actively working on getting CHANGED. We hope to have an update for you on the status of that Amendment process very soon. To that end, we have scheduled a **Neighborhood Meeting** at 7:00pm on **Wednesday, 11/13/19** at the **Hampton Library**, where we will ask for your feedback on proposed Amendments in order to move forward with the adoption process, which would require an “*affirmative vote ... of the Owners of at least two-thirds (2/3) of the Lots.*” Look for more information on this important action in your USPS mailbox in the next few days.

Here is a link to the existing Covenants: <https://www.orchardlakecommunity.com/hoa-covenants.html>

**PMI & Inspections.** As we announced to you previously, we have engaged the services of Property Management Inc. (PMI) to assist us the Board Members in handling the day-to-day needs of your HOA. This includes paying bills & working with vendors, maintaining compliance with governing documents, and bringing continuity & stability to your HOA. A part of their work involves conducting a monthly drive-through inspection of the neighborhood (in a CLEARLY MARKED VEHICLE) in order to make sure that all residents adhere to the covenants. These inspections are not meant to be punitive in nature; they are simply designed to help you preserve the value of your home by ensuring that a neighboring home does not fall into disrepair.

In closing, may I ask you to please be patient with your Board. We are your neighbors; we love living here in Orchard Lake; and we are trying our best to serve the interests of ALL residents.

***Orchard Lake may not be perfect;  
but you, the residents, make it a GREAT place to call "home."***

---

**A MESSAGE FROM YOUR HOA VP'S DESK**

Hello fellow residents. We have received a number of complaints regarding our pets. Several residents have had property damage done by pet cats that are allowed to run loose in our neighborhood and also by unrestrained dogs. Forsyth County has enacted Ordinance 14-31 [printed below] regarding pet control.

PLEASE NOTE – This ordinance applies to both Cats and Dogs. If you would like to file a request for an Animal Control officer to address an issue, please call 770-781-2138 or click on this link

[\[https://www.forsythco.com/Departments-Offices/Animal-Services/Reporting-Violations-Animal-Services\]](https://www.forsythco.com/Departments-Offices/Animal-Services/Reporting-Violations-Animal-Services)

to complete the online complaint form on the Forsyth County Compliance website and Animal Control will take the appropriate action.

In addition, please read your covenants, especially Article VII, Section 7, if you are a pet owner. You are required to remove pet feces from all common property that includes our streets and the common area around the lake. [It should go without saying that the same applies for pet feces on a neighbor's yard!] We have placed a bag dispenser and waste container at the roundabout for your convenience.

**DENNIS WALCZAK, VP**

Forsyth County Ordinance Sec. 14-31. – Animals Running at large prohibited.

- (a) It shall be the duty of the owner of any animal or anyone having an animal in his possession to keep the animal under control at all times while the animal is off the real property limits of the owner, possessor or custodian. For the purposes of this section, an animal is deemed under control when it is confined within a vehicle; is secured by a leash or other device held by a competent person; is under voice control; or is properly confined within an enclosure with permission of the owner of the property where the enclosure is located.
- (b) No person shall tie, stake or fasten any animal within any street, alley, sidewalk or other public place or in such manner that the animal has access to any portion of any street, alley, sidewalk or other public place.
- (c) Every female dog or cat in heat shall be confined in a building or other enclosure in such manner that such female dog or cat cannot come into contact with another male animal except for planned breeding.
- (d) Every animal shall be restrained or controlled so as to prevent it from chasing vehicles or attacking persons or other domestic animals.
- (e) The owner or custodian of any animal that is proven to be at large shall be in violation of this section, regardless of the precautions taken to prevent the escape of the animal and regardless of lack of knowledge of the offense at the time it occurs.
- (f) Any such animal at large may be impounded by the animal control officer or an authorized representative thereof.

---

## AN UPDATE FROM THE ARCHITECTURAL REVIEW COMMITTEE (ARC)

We believe that any requests that have been submitted by residents have been addressed. Please keep in mind we are here to help in addition to reviewing requests. Please feel free to contact us if you need help planning any property modifications.

**DENNIS WALCZAK, ARC CHAIRPERSON**

---

## AN UPDATE FROM THE SAFETY & SECURITY COMMITTEE (SSC)

Greetings from the Safety & Security Committee. We have held our first official meetings, and we're busy gathering feedback, ideas, and brainstorming on how to make Orchard Lake a safer community. We have a very diverse group representing several different sections of the neighborhood which allows us to keep majority interest in mind. We are happy to report that we have placed additional cameras around the clubhouse that will give even more coverage extending to the traffic circle, mailboxes, the pool parking lot, and the Common Area behind the pool. We certainly hope we'll never need to use the footage, but they also serve as a great deterrent and allow "mischievous minds" to think twice.

We have begun integrating with local Forsyth County Sheriff's office deputies, and we are planning to schedule a neighborhood watch meeting for the entire neighborhood (not exclusive to the SSC). FCSO has implemented a few new policies and techniques; and they have plenty of helpful advice for our residents. Local patrols have an increased presence and will continue throughout the holiday season; however, please remember ***the best deterrent is*** for us residents to be diligent in ***locking our doors/vehicles, not leaving valuables in plain sight, and communication with our neighbors.***

As holiday package season is approaching, consider having an arrangement with a close neighbor who may be home when your next delivery is expected. Fewer packages left on doorsteps should prevent those drive-by package thieves from frequenting our community. If you have any strong opinions, suggestions, or areas of concern; please reach out to us via email: [OrchardLake30028@gmail.com](mailto:OrchardLake30028@gmail.com), and just put "SSC" in the subject line.

**DAVID BORING, SSC CHAIRMAN**

---

## **AN UPDATE FROM THE SOCIAL & EVENTS COMMITTEE (SEC)**

The Orchard Lakes HOA Social & Events Committee hosted the *“A Cup of Sugar”* brunch on Saturday, August 24; this was a gathering to allow our community ladies to get better acquainted with one another. We had nearly 30 ladies attend, resulting in the establishment of several new social groups. We have interest for a “Bridge” group, a “Couples Card” group, “Pre-School Play Group”, “Walking/Running” group and a “Couponing” group. If you would like to join the Social Committee or any of these other groups, please contact me at [phyllismoy12@gmail.com](mailto:phyllismoy12@gmail.com) .

We would like to have a “Santa” photo-op at the club house on Saturday, December 14. More info will follow via email. If you know “Santa” or any of his helpers personally please let me know. #I believe

If you have any suggestions or ideas for extending and strengthening our community through social events, please contact [Phyllismoy12@gmail.com](mailto:Phyllismoy12@gmail.com) .

Let’s grow together and continue to make Orchard Lake a great place to call home!

**PHYLLIS MOY, SEC CHAIRPERSON**

---

## **AN UPDATE FROM THE POOL & CLUBHOUSE COMMITTEE (PCC)**

As Summer has turned to Autumn, the Pool Season has ended. We kept the pool open a little longer this year in order to accommodate school children who were out on Fall Break September 27 – October 6. Fortunately, the weather was warm/hot that week and residents were able to enjoy swimming one last time before the pool closed. We are planning to open the pool next spring on Mother’s Day Weekend, Saturday, May 9, 2020. Hopefully, the weather will cooperate, and we can have some Opening Day Festivities.

In the meantime, we are researching the possibility of installing a Key-Card Access System prior to that day so that we can allow residents to enter both the pool and the restrooms without waiting for an HOA Board member to come unlock the doors. In addition, we are also investigating a potential change in the pool filtration system. We are weighing the long-term cost effectiveness versus the changeover costs. We will keep you posted.

Don’t forget that your clubhouse is available to residents for special events for a LOW, non-refundable rental fee of \$25.00 PLUS a Fully-Refundable damage & cleaning deposit of \$125.00. If you are interested in reserving the Orchard Lake Clubhouse, please click on the following link & fill out the form:

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

**KRYSTAL (BAILEY) GRIDER, PCC CHAIRPERSON**

---

## **AN UPDATE FROM THE LANDSCAPING & BEAUTIFICATION COMMITTEE (LBC)**

Orchard Lake is blessed with several acres of Common Area that your Landscaping & Beautification Committee is dedicated to maintaining and improving over time. We have some fantastic “Green Thumbs” in this community and many of those folks have tirelessly and sacrificially donated their time & talents to help make this neighborhood ever more attractive. Previous efforts have been focused on the Common Area above and behind the pool & mailboxes as well as the neighborhood entrance at Highway 9.

A recurring problem with erosion and flooding above and near the pool during heavy downpours is a priority concern for the Committee, and we are busy researching some cost-effective, long-term solutions.

We are in the early stages of soliciting bids on summer mowing/upkeep of the Common Areas in hopes of negotiating a comprehensive, yet cost-conscious contract for 2020. The same is true of a weed control plan in those areas.

During 2020, we would also like to recognize a “Yard of the Month” in order to celebrate the many neighbors who take great pride in and work diligently toward making their home “shine.”

In addition, we plan to take some steps to improve the appearance of the embankment along Highway 9. We are investigating some low-maintenance plants for that incline, hopefully reducing the exorbitant expense of renting a “Bobcat” to periodically mow the steepest part of the slope.

Thank you for all you do to make this a beautiful neighborhood. If you see one of the members of the Committee out working in the Common Areas, stop by and thank them – better yet, grab a pair of gloves and lend them a hand.

**MIKE BRITT** on behalf of **ASHLEY BLACKWELL, LBC CHAIRPERSON**

---

## **NEIGHBORHOOD SURVEY – WE WANT YOUR OPINION**

You should have received an email recently asking for your feedback and opinion on some issues around our beloved Orchard Lake neighborhood. We want to know what is important to you.

If you have not already done so, please click on the link below and answer a few questions designed to inform your HOA Board about the items that you, the residents, would want us to prioritize.

<http://bit.ly/OLsurvey2019-11>

**YOUR HOA BOARD**