

LAKELAND HOMEOWNERS ASSOCIATION WINTER NEWSLETTER JANUARY 2015

BOARD OF DIRECTORS: Larry Lutz-Pres. Lou Alaman-V.Pres. Mardis Price-Sec. John Cameron Philip Hollis

PRESIDENT'S MESSAGE:

The Board of Directors wishes all Lakeland 55 residents a happy new year. Your association has just finished a very challenging year.

We were faced with several major projects and long overdue maintenance issues which required expenditures of more than \$25,000.

The retention pond near the south entrance was collapsing causing severe erosion to the two adjacent properties. The extent of the problem required that we contract with a professional company to repair the damage and completely shore up the pond.

We also had to fill in a sink hole caused by the collapse of a storm drain pipe on Lakeland Dr. The storm drain itself collapsed, however that was the responsibility of Baldwin County to repair. It was the HOA responsibility to eliminate the sink hole since it was at the other end of the pipe. Here again we had to call in professionals to repair the pipe and fill in the sink hole with rock and soil.

The serious problems we discovered with several of the HOA amenities were repaired:

The fascia boards on the guard house were rotting and were replaced with treated lumber and painted with a weather resistant paint.

Rotten wood on the gazebo was replaced and the floor repainted with a very good quality of floor and deck paint.

The biggest problem we discovered was in the pool house. Due to the cinder block construction and high humidity in the pool house restrooms, there was a significant mold problem. The pool house underwent mold remediation to completely eradicate the problem. The restrooms were painted with mold resistant paint. Air vents were placed in the doors and humidity controlled exhaust fans installed to eliminate the conditions in which mold will grow.

Fortunately, we have an emergency maintenance line in our budget that covered the cost of these repairs. Even though these repairs depleted the emergency maintenance fund we will be able to keep our annual dues at the 2014 level. Budgeting for the unexpected goes a long way in helping to keep our common areas and amenities in good order and our dues constant.

Our biggest issues at this time are the maintenance and preservation of Lake Raynagua. There are a number of lake problems with which we are dealing:

We continue to monitor the excessive chemical/fertilizer runoff which is causing concern that the PH level of the water is becoming too low.

There are sections of the lake becoming shallow due to silt erosion.

The most pressing issue is the erosion of the dam. We are working with the Lake Preservation Committee to have an engineering firm test the dam structure. This will tell us if the core is in any immediate danger. The cost of the test is approximately \$2400. We are looking to each of the lake bordering communities to equally share the cost.

The lake is important to all of us as it has to be maintained and protected for our enjoyment and property values.

The board is watching every expense so we can ensure the association's financial position remains as healthy as possible. A copy the operating budget for CY 2015 is attached.

CLUBHOUSE RENTAL: Effective January 1st the daily clubhouse rental fee is \$75.00.

STREET PARKING: Please be mindful of your neighbor and others when parking a vehicle on the street. Do not park so closely to a driveway that it makes it difficult for a vehicle to back out of or pull into the driveway. In addition do not park on the street directly across from a driveway. This makes it difficult for a vehicle backing out of a driveway and also could cause vehicle damage. We know the streets are county property. However, continual parking too close to or directly across from a resident's driveway will be considered a community nuisance under the HOA covenants. This will result in the violating homeowner being subject to a fine.

GO CARTS: There have been reports of three wheel and four wheel vehicles on the streets and in our common areas. The LHOA covenants prohibit the use of these types of vehicles in our neighborhood. If you see someone riding this type of vehicle it is recommended that you explain this covenant violation to them and ask them to stop riding the vehicle in our neighborhood. Your assistance will be appreciated.