



Good Start For 2019 for the first Board Meeting of 2019

“For the first time in 4 years there were more than 10 residents at the meeting!!

Only 3 Board Members attended the meeting!! Julie from Ravenel also attended

However, we still have not heard from the newly elected board of any of the questions, concerns posed at the Annual Meeting by members of the Cambridge Lakes Community Residents or satisfactory response regarding the issues summarized below

The HOA fees has been increased each year for last 3 years; this, with a reported \$855,000 in our reserve account. The residents wanted the board to explain what benefits they are receiving for this increased \$319,00 monthly fee and why was the increase necessary? There still is no informative response by the board.

Some issues raised by the Residents at the January 29th meeting

1. The size and quantity of animal pets, dogs specifically, allowed to be kept in owner residence. Only resident owners are allowed to keep animals per Cambridge Lakes Deed restriction. Currently not being enforced. In 2017-2018 the board increased the weight size of a small dog from 20-25 pounds to 50 pounds. 50 pounds is not a small dog as out lined in our deed. **We need to update the bylaw's**; the board needs to reverse the previous bylaw regulation and insert 20-25 pounds as the weight size of a small dog.
2. We were finally aloud to attend the meeting; however, some board members were hostile to the residents. The residents have been kept in the dark for so long it is no wonder they are over enthusiastic to express their questions and concerns. The board needs to understand the frustration of all the residents because of lack of information of what is going on in our community. The list is too long to outline here.
3. Residents want the use of the Community Club House. Still not being permitted without making a special appointment, making a \$250.00 deposit. The key then has to be picked up at Ravenel Office in Charleston and must be returned the same day, after use, to their office. This procedure must to be changed.
4. We are suggesting that an Access Control system with cameras in specific and critical locations be installed to protect the community's assets. This affords us the opportunity to monitor and record who enters and leaves the facilities for the benefit to everyone's security and protection as well as to monitor and control the use of our facilities such as the waste compactor area. This is also necessary to prevent our community from slip and fall suits. Just because we have a fence around the pool area does not mean we would not be liable for someone not in our community from creating a suit situation from and accident etc:
5. We have ongoing issues with our landscaping and our ponds. It's evident that because of these unresolved problems, our community is lacking the aesthetic beauty and the property value that it should have relative to the area. We need action now and people in charge who are ready and capable of making decisions. Perhaps committees should be formed in order to speed up the process. Even the board made the suggestions of committees.

STAY TUNED FOR MORE INFORMATION AND UPDATES.

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