

Cambridge Lakes Newsletter October 2022

Official newsletter of the Cambridge Lakes HOA, Mount Pleasant, SC 29464

TREE PRUNING!

COMPLETED: Our neighborhood seems to have weathered TS/Hurricane Ian fairly well. Big falling branches were minimized by the recent tree pruning!

IAN: If you see damage that might be unnoticed, snap a picture and send it to CambridgeLakesHOA@gmail.com with a short description of where it is. Proactive repairs almost always save in the long run!

FEBRUARY: Tree trimmers return to do crepe myrtles and some other areas, as needed

Want to study up on the governing documents for our neighborhood? We are all legally bound by these obligations- for the benefit of the community as a whole!

Find them:

1. In documents related to your Cambridge Lakes purchase
2. On Facebook by joining the Cambridge Lakes Community Page
3. www.Cambridgelakes.net

These sources are independent of the Cambridge Lakes HOA board and not affiliated with Ravenel Associates.

WATER! WATER! WATER!

A big part of the care of CL is using & managing water! To that end the Board is working on/looking at:

1. Clearing 14 blocked drain spouts
2. New buried flex pipe for front of bldg. A
3. Concrete cutout with drainage for fronts
4. Obtaining repair service of our wells (we have 2 shallow & 1 deep)

During September, drainage issues were corrected in front of bldgs. A & B

Goodbye Summer!

Get swimming before it's too late! Our pool will close for the season on October 31, 2022

UPCOMING

POWER WASHING (sidewalks, curbs, and front entrances)

October 5, 2022

Regular Board meeting (Budget)

October 27 @ 5:00 @ Clubhouse

Open to owners @5:45

ANNUAL MEETING

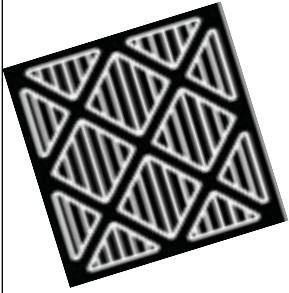


**SAVE THE DATE:
December 1, 2022**

Details to come!

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AC Filter Check Reminder - Air conditioning units are the property of the unit owner and maintenance of A/C units is the responsibility of the unit owner, not the Cambridge Lakes HOA. Please remember to change the A/C filter monthly and inspect the drain pan and drain line regularly. Mold and algae can clog the drain line causing the condensation water to overflow the drain pan. Potential issues include water damage. Regular maintenance will ensure uninterrupted usage of your A/C unit, and help prevent costly damages to your home or your neighbor's home.

FRONT DOORS

Installation of new front doors is waiting on dedicated 20 amp electrical for each door—to operate the actuators

Cambridge Lakes HOA Board members

Angie Blain
Phyllis Gildea
Nora Pulley

Carl Calo
Kim Magraw

Board members can be reached via CambridgeLakesHOA@gmail.com

LEASING OF UNITS

To maintain the property values of Cambridge Lakes, the following rules apply to unit owners who wish to lease their units.

6.1 All leases must be for a minimum term of six (6) months. A new, signed lease contract is required for each term of six (6) months or longer and must be submitted to the Community Manager. Month to month rentals, even after a six-month lease, are not acceptable. Homeowners who wish to lease their unit must submit a copy of the signed lease agreement to management. Names of all occupants must be listed as a means of identification in case of an emergency. Fines will be imposed for owners who do not submit copies of current leases. Please remember you are responsible for your tenant and rental management company.

6.3 Telephone numbers for use in emergencies must be registered with the Community Manager.

6.4 Homeowner is responsible for supplying the tenant with a copy of the Rules and Regulations. Applicable fines for violations will be charged to the homeowner.

If your unit is rented, you are required to provide the following information:

Cambridge Lakes Unit # _____ is a) owner occupied (voluntary) b) rental unit (required)

If rental unit send a copy of the current lease and names and phone numbers of the occupants.

X _____ Owner Signature

_____ Print Owner name

Date _____

Please return to: Julie Maranville, Community Manager
Cambridge Lakes HOA
960 Morrison Drive, Suite 100
Charleston, SC 29403
jmaranville@ravenelassociates.com