

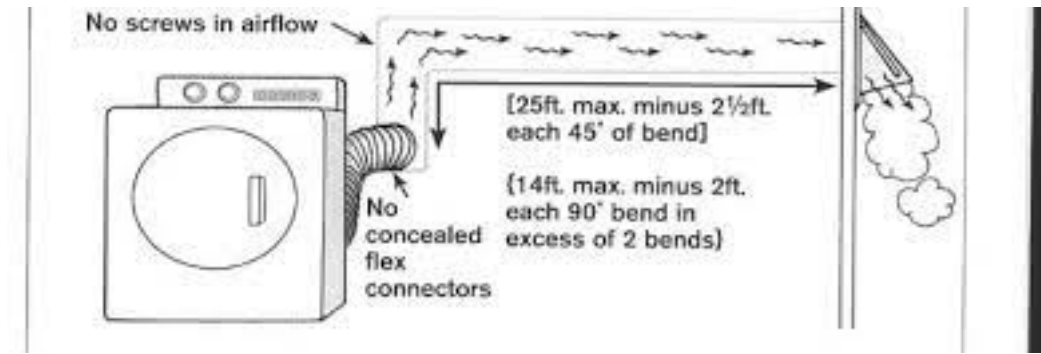
Cambridge Lakes Newsletter- May 2023

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

Would you like to receive this by email? Send request to CambridgeLakesHOA@gmail.com

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Dryer Vent Cleaning – Condo owner responsibility!



The dryer ductwork in our Condos run from the dryer itself to the outdoor wall of the building, 20 or so feet! This is a fairly long run and best practices would require access to BOTH the outside vent and inside of the individual unit for thorough regular cleaning. *Lint in dryer ducts can cause fires, so this is first and foremost a safety issue.* However, there are other reasons to clean your dryer ductwork:

- **Decrease utility bills** – Even if you clean your lint filter EVERY TIME you use it, lint buildup will, over time, slow down your dryer and dump hot moist air indoors. This can significantly increase your utility bills.
- **Less wear and tear on your clothes** – lack of airflow will make it take longer to dry clothes and will heat the clothes more

Cambridge Lakes neighbor recommendations for dryer vent cleaning:

1. Window Ninjas – Ask for Cambridge Lakes dates and price when you contact Aaron at info@windowninjas.com; 843-790-8447
2. Longman Duct Service - Ask for Cambridge Lakes price longmanbill@comcast.net
3. Duct-Tec – Ask for Cambridge Lakes price when you contact Heinrich at info@duct-tec.com; 843-225-8490

Fodder for the Foyers

FIRE – A big thank you to Mount Pleasant Police and Fire Departments for containing the fire in the beginning of March. It appears that a smoke bomb may be the likely culprit. Even the tiniest ignition point can cause major damage. This includes smoke bombs, cigarettes, matches, burning incense, etc. Please take EXTRA CARE with any possible source of ignition.

DOORS - Bldg A's automatic door has been adjusted so that it does not stick open. Also, the door from the pool area to the clubhouse was found more than once recently. The locks have been changed. Please report issues with any common doors immediately

COYOTES - have been seen at night around Cambridge Lakes. Be careful. They are likely preying on small rodents and geese.

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Security

In the April newsletter, we asked you to email CambridgeLakesHOA@gmail.com about your security concerns and/or what measures you believe CL should have in place. As of this writing, one homeowner responded. That person does not feel there is any security issue at this time. Without other written feedback to the contrary, there does not appear to be an issue for the HOA board to pursue.

Clarification

The letter requesting an easement from Cambridge Lakes was to tie into our sewage system, not our drainage system. This easement request will be discussed at the May poolside community meeting.

Community Manager, Julie Maranville,
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Landscaping

Bet you have noticed the landscaping and trimming done by Simply Green—looking GREAT! Simply Green will be putting in new flowers and pine straw. Plans are in the works to replace old, dead or damaged plants in front of Buildings B, C, D, & E. Of course, the irrigation system will be turned back on as the temperatures climb.



Perimeter Fence

Much of the work on the fence is done. There have been concerns about the “bumpouts” to the fence, as well as the top of some the repairs being “even” with the fence top. While some “bumpout” was expected due to the vegetation encroaching from the other side of the fence, the CL HOA Board has been working with the vendor to improve the overall look. Once this part of the process is finished, painting can be done.

All official documents governing the HOA are available to homeowners thru the Cambridge Lakes page of the Ravenel website

Cambridge Lakes Newsletter is a collaboration of the Cambridge Lakes HOA Board.

The goal: provide easily accessible information & communication avenues. Board members generally are elected at the annual meeting & serve for 2 years. Present board members are:

Kim Magraw, president
Angie Blain, treasurer
Phyllis Gildea, newsletter
Nora Pulley, board member

Contact board members or request meeting via CambridgeLakesHOA@gmail.com *

*In person communication is always available. We encourage using this email 1) to ensure that ALL board members receive your communications, 2) to give you one easy email to use, 3) to give a way to respond/follow up with you and 4) to provide a partial record that can be referenced by future board members.

UPCOMING

May 17, 2023 – Poolside CL Community Meeting, 6:45 pm

November 15, 2023 – Annual Meeting & elections