

# Mayfair Estates Homeowners Association

## Newsletter Winter 2022

web site; [www.mayfairlakes.org](http://www.mayfairlakes.org) email; [info@mayfairlakes.org](mailto:info@mayfairlakes.org)

**Hello Neighbors:** This newsletter is to serve as an update of this year's planned activities and to give all members of our HOA a glimpse into what we are addressing going forward. First, let me welcome all the new homeowners into the neighborhood. Now that the housing market has improved, we have noticed a rise in the number of homes that have changed hands. As a part of your home purchase in Mayfair Estates, you have become a member of our HOA. Please reference our website [mayfairlakes.org](http://mayfairlakes.org) to provide you some familiarization with our association.

**Welcome;** The HOA board has appointed a president elect for the board, Kelli Shultz who will be elected at our April HOA Annual meeting. The HOA board also appointed Justin Lonis as Pond Chairman, who took over from long time chair Michael Hilgert, a big thank you to Michael for his years of volunteer service and a great job, keeping our ponds in great shape !

**Annual Meeting;** All Mayfair Lakes residents are invited to attend for election of Board and Updates, will be a week night in April 2022 TBA .

**By Laws Update;** The board is collectively working on "maintenance" to our legal documents (Bylaws, declarations, covenants & restrictions) in 2022. Under advisement of Witschey Witschey & Firestine Co., LPA, we are aiming to address and correct multiple undefined or unclear statements within these documents. At this time, the board is not planning any material changes that haven't been addressed in previous amendments. After these documents have been refined, we will repost them to our website for all members to access. An outline of changes recommended by our attorney will be available at our Annual Meeting in April.

**COVENANTS and RESTRICTIONS ;** As a reminder, before constructing any additions, pools, sheds, or structures such as gazebos, pergolas, fences, pool bars etc., detailed plans must be submitted to the HOA Board for review and approval. Plans may be sent to our email, [info@mayfairlakes.org](mailto:info@mayfairlakes.org) . Also, all trash cans and recycle cans must be store out of site from the street. This is also a reminder that all RVs, boats, trailers, etc. are to be kept in your garages or located off site.

**SLOW DOWN THE SPEEED is 25 mph!** All car and truck traffic inside Mayfair Lakes Estates is ---25 MPH---- The Sheriff Dept. has been notified to watch the traffic inside the neighborhood. All of us need to watch our speed! As you know we have children playing in the streets and riding bikes and many of us walk all times of day. Thank you !

### Treasurer's report- Paul;

2022 HOA dues invoices will be going out on February 1st.

Those residents who have indicated their approval will receive them via email.

The rest will receive them via U.S. mail. If you are one of the residents receiving your invoice via U.S. mail and would like to receive it via email, please send a note to [pprysiazny@gmail.com](mailto:pprysiazny@gmail.com).

Payments should be made by 3/18/2022.

You will note that the HOA board has voted to lower the dues for 2022 to \$225.00. We will continue to carefully monitor our financial position.

### Social- Tracy;

We are excited and looking forward to several upcoming annual events, along with some new social events to help promote comradery throughout our neighborhood. The HOA sponsors a neighborhood garage sale and the annual Fourth of July parade. I plan to continue with some summer movie nights and the Fall Kickoff party, as I feel they were enjoyed by all last year. I have been brainstorming some new ideas, such as, craft/game nights, adult night outs, and playdates. If you would like to host or help plan any of the upcoming events, please reach out to myself or the HOA. Event suggestions is also appreciated by any of our community neighbors.

Garage Sale - Friday, May 13th and Saturday, May 14th, 2022 from 9am - 3pm.

Fourth of July parade - Monday, July 4th, 2022 starting at 11 am.

Food Trucks/Treats on the streets - I would like to line up some trucks during the spring/summer on a designated night throughout our cul de sacs. More information to follow.

Halloween Trick or treating - October 29th, 2022 from 6pm - 8pm (follows City of Green trick or treat)

Breakfast with Santa - TBA

[WEBSITE - mayfairlakes.org](http://www.mayfairlakes.org) ,Facebook - Mayfair Lakes Homeowners' Association We invite you to use our website as a reference tool and means of communication with the board. Please let us know of any items that you would like posted or improved. Join our Facebook page; Mayfair Lakes Homeowners Association is a closed group easy to join.

<https://www.facebook.com/groups/MayfairLakesHOA/> Email update:

If you are not receiving emails from the HOA, please send your name, email and street address to [info@mayfairlakes.org](mailto:info@mayfairlakes.org) to be added to the newsletter list!

**No Open Burning of Brush-** City Code Reminders About Burning Brush, Firepits and Keeping Your Yard Looking Its Best! Just a friendly reminder to our neighbors about open burning per City of Green Code 660.08: "According to Section C: campfires and outdoor fireplace equipment, whether for cooking food for human consumption, recreation or similar purposes, is allowed as long as the fire is fueled with clean, seasoned firewood, natural gas or equivalent, and as long as the total fuel area is three feet or less in diameter or two feet or less in height and 25 feet away from any structure", which means bonfires and burning of brush is not allowed in our residential neighborhood. Our Mayfair Lakes Deeds & Restrictions Section 5.8 states, "No unsightly growth such as weeds, underbrush or the like, shall be permitted to grow or remain upon any lot and no refuse, pipe or unsightly objects shall be allowed to be placed or remain anywhere therein. Each owner shall keep all ditches and swales located in whole or in part on his lot mowed and free of trash, obstructions, weeds, bushes and the like." So, let us all do our part to maintain a lovely lawn and keep any weeds under control so we can remain one of the most desirable neighborhoods in The City of Green. Thanks everyone!

**Mailboxes;** I am sure you have noticed that there are several different styles of mailboxes throughout the subdivision. The board voted some time ago, to change the mailbox standard. The new rule is, we hope, simpler and easier to follow. Essentially, the new policy is that mailboxes should be white, brown, black, green, or beige in color, and that said mailboxes should not consist of novelty design, such as a motorcycle gas tank, a big mouth bass, a helicopter, etcetera. As always, if you have questions, please reach out to the board for guidance.

**Officers:** Please join me in thanking all the officers who have volunteered their time to help keep our neighborhood operating and the great place it is today. Thank you to all for continuing to make Mayfair Estates a great place to live.

**Officers:** Kelli Shultz – President Elect, Stephanie Plummer - Vice President, Paul Prysiazny – Treasurer, Mike Jones – Secretary, At Large Members; Justin Lonis - Pond Chair, Tracy Palomo - Social Chair, Kevin Stahl – Website, Bruce Hollingsworth – Past Treasurer, Shari Arfon--- MAL