



## CAMBRIDGE LAKES HOA NEWSLETTER

### MAY-JUNE EDITION

Happy Spring Everyone! We would like to introduce you to the 2019 Cambridge Lakes HOA Newsletter.

In order to keep all the residents of our community abreast of what is going on, Your HOA Board will be publishing a bi-monthly newsletter showcasing community events and construction projects, repairs and upgrades. We hope you find this information helpful and would welcome your feedback as to what else you would like to see included here.

First of all, let's start with work on upgrades and improvements to our lovely community. We recommend you put on your seatbelts for this one, since there is so much happening over the next six months, it will make your head spin!

#### **Repairs and Improvements:**

**Pool repairs:** New caulking is being installed and that job should be completed for the scheduled pool opening on May 1.

**Landscaping:** Demolition of certain trees/bushes will begin May 6. Once complete, the landscapers will begin planting around the entrance, clubhouse, Bldg A, and Bldg B during the Spring planting season. Work on Buildings C, D, and E will occur during the Fall planting season.

**Porch repairs/reconstruction:** Porches will be pressure washed and re-screened. Rotting wood and rusty joint brackets will be replaced and railings and supports painted and screening replaced. Work will begin on May 20. A notice from Ravenel will go out soon to provide owners with instructions on what they need to do.

Roadway and parking lot repairs: Repaving of the roads and sidewalks will be done after the landscaping project is finished. Most likely mid to late Fall.

Gutters: The gutters for Bldg A, B, C, D, E, and the clubhouse will be cleaned starting May 20. Garage gutters were cleaned several months ago,

Roof inspection: The roofs of all buildings will be inspected for damaged shingles some time in the next month. We will be using a drone to do the initial analysis so don't be surprised if you see a drone buzzing around our complex.

Handrails: New handrails have been installed between the sidewalk and roadway on Buildings B and C. They are identical in design to the handrail on Building D so that we maintain a nice uniform look. Once the treated wood has a chance to age a coat of paint and caps will be added.

#### **Events:**

Pool opening party: A pool opening party has been tentatively scheduled for Saturday, May 18th from 2 p.m. to 5 p.m with a rain date of Sunday, May 19th. We will be grilling hamburgers and hot dogs and providing side dishes such as potato salad, mac and cheese and coleslaw as well as lemonade and sweet tea. If there is another beverage you would prefer we ask that you bring your own. Please keep in mind that no glass bottles of any kind are permitted in the pool area. A flyer confirming the date and time will be posted on building bulletin boards a week in advance of the event.

Monthly coffees: Starting in June we are excited to be returning to having monthly coffees in the Club House. The social committee would like feedback from residents on what weekend day you prefer for the coffee: Saturday or Sunday? Please email Jerry Morrison, Social Committee Chair with your opinion at [jerrmorr1449@gmail.com](mailto:jerrmorr1449@gmail.com)

Club House Use: We continue to look into ways to make better use of our clubhouse. During the month of May the Social Committee will be opening the Clubhouse on Saturdays and Sundays from 9 a.m. to 6 p.m. for residents to come in to socialize, have a cup of coffee or tea and chat, play a game of cards or just relax. So that we are able to control access to residents only, we ask that you enter through the pool area using your key fob or pool code.

While on the subject of the Club House we will be moving away from the requirement that an owner leave a \$250 check on deposit for the use of the Club House. Going forward there will be a form provided that makes the owner responsible for any damage or clean up required by their use of the Club House and they will be accessed the appropriate cost of clean up and repair if necessary.

#### **Issues and Concerns:**

Speeding in the community: This continues to be a problem and Your Board asks that you be mindful that the speed limit in the complex is 15 miles per hour. The complex has pedestrians walking the paved areas at all hours of the day and night. As a reminder, we will be installing several additional speed limit signs. If these do not prove effective then we may have no choice but to resort to speed bumps to slow traffic.

**Pets:** Although most of our residents are responsible dog owners, there appear to be a few that do not pick up after their pooches. We ask that all dog owners please pick up after your dogs. We have the dog stations throughout the complex so there is really no excuse. Also a reminder to please walk dogs away from the landscaped areas in front of the buildings. If residents observe pet owners who do not follow the rules please report them to Ravenel.

**Board Meetings:**

All homeowners are welcomed and encouraged to attend Board meetings. The Board meetings start at 7 p.m. and for the first fifteen minutes the board meets in executive session discussing sensitive financial and delinquent payment issues that rights of privacy prevent us from discussing in open meeting. At approximately 7:15 the doors are opened to allow homeowners to join the meeting in progress. Because we are a meeting in progress, we do respectfully request that you come in quietly and be seated. At the conclusion of the meeting homeowners are given an opportunity to pose questions to the board. However, in order to accommodate everyone the board requests that homeowners limit themselves to one question and one follow up question.

Here is the Board Meeting Schedule for the balance of the year:

May 21st

June 18th

July - No meeting

August - No meeting

September 17th

October - Annual Meeting and Election of Officers - Date: To be determined

November 19th

December - No meeting

**Other:**

**New parking decals:** New parking decals are in the process of being issued. The new decals will cover the period from 2019 to 2022. According to the rules and regulations all residents of Cambridge Lakes must have a current C.L. parking decal on each of their vehicles. During the month of May all residents will be contacted to have their decals replaced.

**Reporting issues and problems:** All reports of maintenance, safety or infrastructure problems should be reported to Julie Maranville at our property management company, Ravenel Associates at 843-768-9450, ext. 3905. Julie's email address is: [jmaranville@ravenelassociates.com](mailto:jmaranville@ravenelassociates.com)