

November 16, 2022

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AMELIA LAKE HOMEOWNERS!!!!

Greetings Owners,

The election for the board members has taken place and now it is time to work together as a community to handle affairs.

WHAT'S HAPPENING NOW?

Once the elections took place, the Board of Directors hit the ground running. There was much to be decided and accomplished. As this was the official turnover from the developer, there was a lot of decisions as well as changes to be implemented.

On October 1, the Board of Directors terminated the contract with Landmark/CMA. The Board has been working diligently to create the infrastructure necessary to manage and support our community. Because of Landmark's handling of our community, it has caused a rift in what Amelia Lake used to be. As an association, we will need to work together to restore what Amelia Lake once was. The transition from Landmark was not a simple, clean affair and is still not yet complete. However, we have put our best foot forward to make the moves our community needs.

We have been diligently working to create the structure necessary for our HOA to run smoothly and efficiently. A survey was sent out last month, and we received some insightful replies that are currently being reviewed.



Community Meet and Greet:

Tentatively planned for December 3, 2022. The time and location are TBA.

Let's get to know each other. In a community that is as diverse as Amelia Lake, it is exciting to meet each other face to face.

HOA Website:

Visit our website at amelialakeowners251.com

It will allow you to:

- Pay HOA fees
- Submit ARC Requests
- Review Bylaws and CCRs
- Submit anonymous violations

RESPONSES FROM THE SURVEY

The following responses were received from the survey submitted. It is very important to provide your input, as there must be a quorum that represents the community to address certain matters.

Changes to the Covenants and Restrictions:

- **Pools on lake lots**
 - There are some existing currently, that were allowed in place by Landmark. There are considerations that need to be taken into account before
 - **Allow homeowners to make non-structural changes w/o requesting changes via ARC**
 - We are working to streamline the ARC request process. One way we are addressing this is to have a more responsive dialog with those requesting changes. From what we understand, the original process was very slow and non-responsive. We are working to improve the dialog and communication for these requests.
- **Fireworks**
- **Change in Dues**
 - This will be considered. As we are examining and determining what still needs to be done within the development that Landmark failed to address.
 - **Covenant enforcement**
 - This will be one of the first things that we can address. Notices of violations will be sent out in early November.
- **Committees:**
 - Lake Preservation / Eco Maintenance
 - Common area / Grounds
 - Budget
 - Communication
 - Yard Maintenance
 - Welcome Committee

Twelve responses were collected from the community survey. We need your input. The survey was emailed in late September. When there is not enough participation from the community, the board will serve as the quorum and make decisions on behalf of the community. Our decisions are governed by the bylaws and covenants currently in place from the developer. These will be amended to cater to our community and needs based on your input. It is very important to participate in the surveys. Paper surveys will be issued to each home as a follow up attempt to collect enough responses to represent a quorum.

Incomplete sidewalks:

The plans have been reviewed. Sidewalks were not in the plans for the area near the gazebo. This is a common area and there aren't any sidewalks in any of the common areas. They are in the residential areas. We can address this as a community and collect your input on what you'd like to see and welcome bids from licensed contractors to complete the work for consideration.

Vendors:

We have retained the vendors that were in place at the time of the turnover to prevent a lapse in maintaining the common areas. We have a vendor that's maintains the front entrance and a second vendor that maintains the common areas. We are opening the time frame to submit bids from December 1- December 31, 2022. If you know someone that may be interested, they will be able to submit their bid once the Request for Proposal has been posted. Our goal is to have one vendor that will maintain the grounds at Amelia Lake.

Past Due HOA fees:

First notices regarding overdue HOA fees will be distributed mid-November. It is imperative that fees are paid, as these funds are used to pay for water at the front entrance, streetlights, insurance, attorney fees, and maintenance of the common areas. Fees can be paid by (1) mail to 312 T Schillinger Road S. Ste137, Mobile, AL 36608, (2) online at amelialakeowners251.com. You will need to create, receive an activation code, and then you will be able to make your payment.

Violations:

As your Board of Directors, we are bound to uphold and enforce the covenants and restrictions in place at the time of the Turnover. We have held several board meetings to discuss this approach. Any homeowner that is in violation of Amelia Lake Covenants and Restrictions will receive a notice to address the violations.

Please forward any questions/concerns/suggestions to the volunteer email address at amelialake.owners251@gmail.com.