

May 26, 2023

Amelia Lake Homeowner Association

312 T Schillinger Road South
Mobile, AL 36608
Amelialake@royalmgmt.com

Keisha Rodgers: President
James McVicar: Vice President
Frasel Pettway: Treasurer

Let us remember all our heroes who have left us while fighting for our country. Have a Happy and Safe Memorial Day Weekend.

THANK YOU!!!!!! THANK YOU!!!!!! THANK YOU!!!!!!

Thank you to all our volunteers that helped complete the middle of the front entrance.

A special thank you to Keith Hall for cutting one of our common areas

Fireworks

As a reminder to the upcoming holiday, please remember fireworks are prohibited in the Amelia Lake Community. Please email your concerns to Amelialake@royalmgmt.com. Enjoy your weekend neighbors!

7.16 Firearms and Fireworks. The display or discharge of firearms or fireworks on any Lot or any Common Area is prohibited; provided, however, that the display of lawful firearms on the Common Area is permitted by law enforcement officers and also is permitted for the limited purpose of transferring firearms across the Common Area to or from an Owner's Lot. The term "firearms" includes "B-B" guns, pellet guns and other firearms of all types, regardless of size.

Being Neighborly and Use of the Common Areas

- Remember to pick up after your pets. We are continuing to receive reports for pets pooping in yards and common areas. It makes it difficult for others to enjoy these areas, so please consider this when you are out with your fur babies.
- Please do not leave fishing hooks around the lake area. There have been several reports of hooks found around the lake. Please make sure you leave with everything you come to the lake with, including hooks. We have small kids that play there and want them to remain safe while doing so.



Upcoming Events

May 29

Memorial Day

June 1

Complete front entrance

June 2

Complete Front Entrance

Semi-annual fees due July 1, 2023.

Payment Information:

When paying online
@amelialakeowners251.com/hoa-payments-1 or call Royal Management@ 251-479-2003 to pay by phone with credit/debit cards.

Email us for volunteer Opportunities!!!!!!

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Lake

- The board is waiting to hear back from commercial landscaping companies to get the lake cut down. There was an initial plan in place, unfortunately, it did not work out.
- Alabama Department of Conservation and Natural Resources will be here on June 8, 2023 to survey the lake and ponds for the fish and vegetation. They will test the water for alkalinity as well.
- Water samples of the pond and lake have been sent to Auburn University for analysis. The results of the samples will be shared once received.
- There are additional guidelines for the owners on the lake. The CCRs were amended in 2018 and 2020 to include the following:

In line with Article Six 6.01 The Board declares that no house on the Lake may have a closed in backyard. The express wishes of the Developer are to have a completely open view of the lake from every angle. There will be no sheds, trampolines, storage units or any type of structure located there. Nor will there be storing of vehicles, boats, trailers, recreational vehicles, and the like.

The Board will allow, in some cases, a variance in regard to the lake lot fencing requirements to allow six-foot wood privacy fences between homes but not to extend beyond the back of a home so that visibility remains open behind a home to view rear lake. This privacy fence cannot be constructed from the front property line to 20 feet behind the corner of the house nearest from property line.

These amendments have been posted on the website and Facebook page. Each owner on the lake received a copy of these amendments. If you do not have approval from the ARC Committee for building structures that have been installed on your property, there is potential risk involved with proceeding without approval and could become costly.

Mailbox Area

- The condition of the mailbox area is very poor. It has been an eyesore for quite some time now. We are awaiting an additional quote from the concrete contractor.
- We were able to find that Stewart Construction designed the Gazebo in 2018. We are awaiting his follow up to obtain a quote for a mailbox cover. The first quote received was for \$5,500.00. We would like to have 3 quotes on file to ensure quality and average market pricing.

1. Vehicles parked on lawn (7.10 d)
3. Installation of flood lights (7.13)
4. Improper Fence Material (7.05 l)
5. Boat/trailer visible in yard/driveway (7.10c)
6. Overnight parking on street (7.10 d)
7. Lawncare maintenance (7.05 l)
8. Architectural Review Committee Unapproved Change (6.02)
9. Stained/Painted Driveways (7.05 i)
10. Accessory Structures (7.08)

As a reminder, the covenants of Amelia Lake are available at [http://www.royalmgmt.com/Amelia Lake HOA](http://www.royalmgmt.com/AmeliaLakeHOA).

If you have any questions or concerns, please contact the office at 251-479-2003 or amelialake@royalmgmt.com.

- Our Goal is to have an area similar to the structure below:



Management Company

- Royal Management Company will help manage the community. All concerns, ARC Requests, and Payments should be forwarded to Amelialake@royalmgmt.com.
- Violations will be sent by Royal Management Company in the last week of every month. Fees will be assessed after 30 days of non-compliance. Each owner has been provided with a printed copy of the bylaws, CCRs, and amendments. If you do not receive your copy or have questions, please email Amelialake@royalmgmt.com.
- If you do not have approval from the ARC Committee for building structures that have been installed on your property, there is potential risk involved with proceeding without approval.

Past Due Fees

- There are currently 35 members that have past due fees that total **\$12,243.31**. The member dues cover the lighting in the community, the water at the front entrance, property management fees, insurance, maintenance of common areas, and lawncare.
- Royal Management Company will now oversee past due fees. Late charges and interest will be applied per the CCRs. Unpaid fees will result in liens filed. Residents will be notified each month of the number of liens filed. Please be reminded this is public information and you may visit Mobile County Probate Court's website to search for liens filed in Amelia Lake.

Snakes

In order to minimize the concern of snakes around the lake, their living conditions must be unfavorable. We are working on this issue. If there are standing snakes or if they are isolated to an area, the Environmental Center will remove it for free. The contact person for our neighborhood is Leslie James (251-303-4146). Please utilize this resource until the lake has been cut and returned to an enjoyable condition.

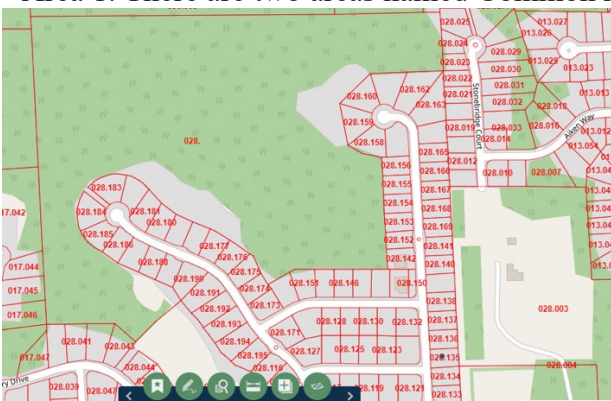
All Common Areas in Amelia Lake Locations:

There are several common areas to address. We wanted to give you insight and attempt to show the location of each common area. These areas require lawncare. Some are very large areas. The naming conventions that were used for the common areas are duplicated, meaning there are two Common area #1. There's a total of 11 common areas in Amelia Lake. Photos have been provided below to show each common area and give you an idea of their size.

Common Area 1- (1) Left side of the front entrance at Snow Road



(2) There are 47 acres located behind White, Gwin, and Amelia Drive East. This is also considered Common Area 1. There are two areas named Common Area 1. It is also the large green area on the map below.



**Common Area 1: (left) Non-wooded area at the end of Amelia Drive East:
(right) Non-wooded area on Gwin (opposite of the lake side)**



**Continued Common Area 1: The pond behind Gwin Court (not pictured)
The area behind Lots 108, 107, 106, and 104 (not pictured)**

Common Area 2-Right side of the front entrance at Snow Road/Next to Vacant lot



Common Area 3- The Lake area



Common Area 4-Amelia Drive Mailbox Area



Common Area 5- The middle of the front entrance on Snow Road



Common Area 6- The corner of Gwin and Amelia Drive. The lot next to the gazebo.



Common Area 7-the Grassy speed Table on Amelia Drive



Common Area 8-the 1st Grassy speed Table on Amelia Drive east and Crain



Common Area 9- 2nd Grassy speed table toward the end of Amelia Drive East



Common Area 10-The cement speed table on Gwin Court (no photo attached)

Common Area 11-Located next to lot 105/ at the corner of Amelia Drive East and White Avenue



With the completion of each phase, new common areas were acquired and additional property was deeded to the subdivision. There are large areas to maintain, as a result, a commercial lawn care service is being sought after to maintain these areas and ensure our subdivision remains nice. The costs of these services will be assessed against our current dues. As we have continually tried to make quality, cost effective decisions regarding maintenance, we will continue to do so and keep the community updated on the outcome.