

# Happy New Year to All!

## Here's your Neighborhood News!

Online Newsletter for Oak Lake Estates HOA Members

January 2, 2024

Hoping everyone had a wonderful holiday and we are all starting out the New year with optimism, good health, happiness and peace!

Oak Lake Estates HOA had their December Board of Directors meeting in mid-December. With the bustle of the holidays, we are now settling back into routine. Minutes will be posted on the website, but highlights are here!

### **Board of Directors**

Welcomed Kim Cox to the Board. She is versed in real estate and has access to home sales, etc. She is very willing to help with membership and mailers, which is a huge load, as one of our focuses is to increase the membership!

Kim has already been helping with events and park work. I am confident she will be an asset to our team. We had a few others offering to be on the Board, but our Bylaws only allow 7 Board members. I have to say, it is so nice to have residents expressing a desire to serve with us on the Board.

That being said, I do want to personally thank all of you who so willingly jump in to help us out on various projects around the neighborhood! There are some pretty amazing people living among us and we so appreciate each and every one that wants to contribute to the improvement of our lovely community! We couldn't do it without you!

THANK YOU, you know who you are!

### **Annual Membership Meeting**

Mark your calendar!

Our Annual Membership meeting is set for Wednesday, March 27, 2024, at 6:30pm to 8pm. It will again be held at the UAW Hall in Spring Hill. This location provides great parking, easy access, and we can accommodate the enthusiastic turnout we are getting at the meetings!

If you have any specific issues or ideas to address at the meeting, please email us at [olehoaboard@gmail.com](mailto:olehoaboard@gmail.com) with your concerns, thoughts, ideas etc.

Note: we do not take recommendations or comments made on social media pages as serious requests for action! Please send direct emails 😊

### **Website! Visit us at [olehoa.com](http://olehoa.com)**

If you haven't had a chance to look at the new website for Oak Lake Estates Homeowners Association, we encourage you to do so! The website has been completely redone and updated with 2024 events, the 2024 Annual Meeting information and more! There are links to your CCR's, the Bylaws, forms for

Architectural review, and FAQ's. The year-end financials will be posted next week once we receive them from DC Capital.

If you have a business we can promote for you to the neighbors, please let us know by email. We are happy to list it in our neighbors' Business Section so we can support our entrepreneurs! See the page under News -Events.

### **Park and Lake news!**

Well, with the pavilion done, we have had a lot going on! We're thinking this spring will bring a whole lot more of us gathering for trivia, karaoke, minglers, etc! The pavilion has been rented out a few times already for small events. It is open for members to use daily, from dawn to dusk. If it is reserved, we will post a sign and ask members respect that time for residents' private use!

We decided to have the Port-a-Potty be left in place from mid-March through mid-December. With the successful addition of our Veterans Tribute 5K, and the number of folks we see still out fishing late in the season, we realized folks need a 'relief' station a bit later in the year! Wish we had the capacity to put real plumbing at the park, but that would be a huge investment out of range with our dues so low!

There will be some massive tree clean up coming up soon and likely we will need to do a burn pile at the park with all the brush we need to clear.

Our objective is to clean the underbrush and trim up the trees in the large patch of trees blocking the line of view from the pavilion to the lake. Several of those trees are gorgeous and they are being strangled by the undergrowth.

The road to the lake will need its annual upkeep of 'crusher-run' to fill the potholes the season always brings. This is a pretty low-cost fix, just a lot of manual labor! Again, huge thanks to our neighbors who volunteer!

We are still hoping to get someone to dredge the launch at the dock area. If anyone has connections with someone experienced in doing this, please contact us. It's not a huge job, but the equipment to do it is apparently very cost prohibitive :/

We did have an incident recently at the park of vandalism with two park benches getting 'tagged' as well as the trash container down by the dock. This is very unusual for our neighborhood.

There is surveillance and this could lead to us finding the culprits, but please everyone, be alert to things like this and call the sheriff immediately to intervene if you see this happening! We need all eyes on deck and if you happen to know who did this, please let us know privately so we can intervene with parents! While this may have been done during the day (both areas would have been pitch black at night), we will be adding several more motion lights to the park near the dock and at the outside of the pavilion shooting into the park area surrounding it. We will also put another video cam at the dock area.

Back to fun stuff...

Along with our scheduled events, we had a couple of successful pop-up events that will warrant repeats! Our Veterans Day Tribute with the 5K/1mi run was a good

time, Trivia nights were a huge hit, and the first Poker Paddle, despite cold weather, was great fun! If you have an idea or want to post a pop-up event, shoot us an email at [olehoaboard@gmail.com](mailto:olehoaboard@gmail.com) ... all ideas welcome!

**Upcoming events for 2024** (some dates still being decided!):

- Easter Egg Hunt- Sun, March 24 or Sat, March 30 (Easter March 31)
- Neighborhood Yard Sale - April 20
- “Mimosas” Sunset at the dock- Mother’s Day Saturday May 11th M/O
- Summer Solstice Adult Mingler/Poker Paddle Friday, June 21st M/O
- ‘Patriots in the Park’ Family Fun Day (instead of July 4th event- fireworks no longer sponsored by the HOA) July 7th
- Poker Paddle – Sat August 3 or Sat August 10 M/O
- Chili Cookoff/Cornhole/Car Show – Saturday, September 21
- Neighborhood Yard Sale - October 19
- Trunk or Treat – Sun, Oct 27 1 pm to 3 pm
- Salute to Veterans 1mi/5K – Sunday, Nov 10th 12:30 – 3:30p
- Santa in the Park – Sun, Dec 8<sup>th</sup> 1 to 3 pm (bring fur-babies from 2-3pm!)
- Trivia on the first Tuesdays of month during summer? April-Oct M/O  
(M/O is Member Only event)

Sandy would like to get to work on projects to add to the landscape of the park, specifically the ‘Dry’ creek bed to help drain the flooding area we get every year near the front area of the park. This will involve tractoring out about a 5-6 ft wide ‘creek’ for water to flow back into the lake via the existing creek that perimeters the park. The removed soil/grass then can be used to fill the low spots in the grass and divert more water into the creek.

Any donated volunteer plants, soil, landscape rock, etc. would be much appreciated. This should be a pretty low-cost project overall.

We could also use donated tractor work, otherwise, Guy may need to rent a tractor for a day just to get this done.

We also would like to see if anyone has any sturdy yard benches they might like to donate to place alongside the dry creek bed or to use on...

...Our small Nature Trail/Walking Trail through woods – Yes! We have started this project, again, with great community volunteers. The ¼ mile trail is completely enclosed in HOA owned property. It should be completed and ready to open for use in the spring. At this time, we do not want the trail used as there are still some trip hazards we are trying to clear. This is a natural trail, so it will be an ‘at your own risk’ little hike, but very suitable for family walks!

We even have two longtime residents (who were the inspiration and are real worker-bees) that are donating the registration of our trail in the National Wildlife Federation!

If you think you would like to help out with a specific project or events, please contact us at [olehoaboard@gmail.com](mailto:olehoaboard@gmail.com). It would be great to have set crews of volunteers for each project or event!

**Membership is growing!**

Well, the neighborhood is still in demand with home sales and new neighbors moving in all the time! We'd love to see them get a warm intro to the neighborhood with a welcome packet from our Welcoming Committee run by Pam and Ray Rode!

If you have a new neighbor, whether an HOA member or not, please let us know or have them contact us at [olehoaboard@gmail.com](mailto:olehoaboard@gmail.com).

We have a welcome packet that gives them contacts for the area as well as business info on those of you in the neighborhood that want to share your business, services, or talents with the neighbors! If you have a business or service, and you would like your card or flyer added to the packet, please let us know!

We have increased the membership by 28 newly added homes to the HOA in the past few years. In 2023, we saw 13 new membership homes alone!

This is largely due, we believe, to the fact that the Park and Lake are improving and becoming a nice draw, especially to new owners of homes not yet members. We feel the word may be getting out that we strive, as an HOA, to be more personal in managing the neighborhood that we all love!

The good news is, as long as we can keep growing this membership, we can try to keep our dues low! From what we can see, the dues here have not been raised in 9 years, and our aim has been to keep it that way, despite rising costs of everything around us!

We will not see an increase in 2024 dues, but want to give a little 'head's up' With our "Ken the Yardman" retiring to Manchester, we have had to hire a new company for the mowing, etc. This is one of our biggest expenses (about \$16,000+ a year) and even Ken had recently had to increase his charges to us for this service. Doing the math, that is almost half of what we currently bring in from our annual HOA dues ( $250 \times \$139 = \$34,750$ ). The good news is that, per our bylaws, we cannot raise the dues by more than 10% without a vote, so in 2025 while we may have a slight increase in dues, they will not be horrendous! Dues may go from our whopping \$11.57 a month to \$12.72 a month!

Again, increasing membership is the way we can get through this and still be able to maintain our properties and improve our park and lake...

Sandy and Ray have been successful in contacting realtors to educate them on our HOA membership as a selling point, adding value to the home and the neighborhood with the amenity of the park and lake access. They are quite receptive and appreciative! Kim will be a big help in this regard as well.

If you plan to list your home (we'll miss you!) please remember the lake is a very unique neighborhood feature that is available to anyone who is a member of the HOA...and any home in Oak Lake or Glen Oaks has that opportunity!

### **Pet owners**

Don't forget to take advantage of the Pet Directory if you have a fur baby that might get lost in the neighborhood. You can post a picture of your beloved furry friends on the Oak Lake Estates social page at

<https://www.facebook.com/media/set/?set=oa.1475986435865530&type=3>

Or if you come across a lost pet, try looking them up here to find owners! It takes a village!

And please, please, again, please try and contain your dogs from running loose on the streets and in the park. Some folks are afraid of dogs and /or their dogs may not be receptive to your 'friendly' dog!



### **Doggie/trash bag station...**

We will be placing doggie/trash bag station in the park area to recycle all those grocery bags we end up with! Feel free to add your bags to the container when you think of it! They work great as doggie 'poop' bags (if you forgot yours) or to snag trash you may see that someone 'accidentally' dropped and forgot to pick up! Again, it takes a village, and if everyone helps out, it keeps our community looking all the better! Thanks in advance!!

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### **Last minute Reminders...**

**Please email us directly** if you have any questions or concerns and we will get back to you! We do not take suggestions or complaints from the social media pages as valid to act on, those go to us at [olehoaboard@gmail.com](mailto:olehoaboard@gmail.com)!

**Remember that downed branches are no longer picked up** by the county for us. While it does seem that everyone is getting that message (thank you!!) again, this is just a reminder! If you physically cannot get them where you need to or cannot do a burn pile, let us know and perhaps we can find a good neighbor to help you.

### **Annual Dues!**

The dues statements went out in November and the HOA annual fees are due by Jan 31<sup>st</sup> to avoid late fees. So many of you have already paid these, thank you so much for being on top of it. I do like to try and send out reminders, so folks don't get hit with the late fees. (Late fee policy can be found on website at [olehoa.com](http://olehoa.com))

*If you did not receive your statement, please contact DC Capital directly at 615-256-7146 or check your account at <https://dchoa.cincwebaxis.com/cinc/home/>*

If you need help with setting up or questions regarding your account, contact DC capital directly as well. (Personally, I like the auto-draft option for these once-a-year things, I'd totally forget or lose it on my desk!)

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Think we're caught up for now! Guess it's time to start packing up Christmas!

Warmest Regards,

Sandy and your HOA Board of Directors

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*We can be reached at [olehoaboard@gmail.com](mailto:olehoaboard@gmail.com) anytime, however, most of our replies will be done during workday hours. As we are all volunteers and neighbors, please respect that we are also managing our own homeowner stuff!!*

*Wishing you and yours a Blessed New Year*

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