

# Hot Summer Fun and the Neighborhood News!

## Online Newsletter for Oak Lake Estates HOA Members

August 5, 2024

Hope everyone is staying cool and dry...depending on the day! Our crazy July weather is in full force, ol' Mom Nature can't decide what to do these days! Wet from Sweat or Wet from Weather...gotta love Tennessee!

It's been a while so thought I'd put a blast out to catch everyone up...

### Board of Directors Election for 2025-2028

We have an election year coming up here in Oak Lake Estates!

If you are interested in being on the ballot for the Board of Directors, shoot us and email at [olehoaboard@gmail.com](mailto:olehoaboard@gmail.com). I will attach a nomination form at the end of this with a little information to think about it!

The ballots will be going out later this summer so we can collect and count them before our December meeting. Board members serve for 3 years, it is a volunteer group that meets quarterly or as needed (depending on what we are working on). We can have a minimum of 3 and a maximum of 7 Board members serving per our Bylaws. All members in good standing are eligible to be on the ballot, so if you would like to throw your hat in, here's your chance!

### Business Directory...

I am updating the neighborhood Business Directory this week. If you have a business or service, you would like let your neighbors know about, we certainly want to encourage our local entrepreneurs! The list is posted on our website (so go there to find local help!) and we put it in the packets for new residents.

To be listed, please email know your business information to: [olehoaboard@gmail.com](mailto:olehoaboard@gmail.com) with subject Business Directory

### Fun News!

With summer comes a full docket of fun at the park and lake

We are getting great turnouts with **Guys Tuesday Trivia** falling on the second Tuesday of each month, 630 sharp! Jump in and meet the neighbors, teams are formed right there, bring your coolers and snacks! If you aren't joining in on these events, you are missing out!

The Easter Egg Hunt always starts us off, and as always, the kids had a blast! Our Garden Caravan was awesome once again with neighbors showing off their works of art in the gorgeous flower and veggie gardens among us!

We had a great Family Fun Patriots Day in July ending with 'Steve Hayes Radio Days' live music in the park! Great fun for all!

The first "5 Card Float" of the year was super fun... Thanks to all the amazing 'Dockmasters' that helped!

**The next '5 Card Float** (ie: Poker Paddle!) is coming up **on Sunday, August 11<sup>th</sup> from 3pm to 5pm**...be at the dock to put your boat in the water at 3pm and back to park by 4pm (so our dockmasters don't waste away on the docks too long!) to see who has the high hand! \$5 donation per hand to play, adults only for this one! Cash prize! Pizza to follow, BYO drinks!

**September 14<sup>th</sup> will be our infamous Chili Cookoff, Cornhole Tournament and Car Show** at the park! More info to follow on this!

...attaching the latest Event Calendar for y'all to keep up with the action for the rest of the year! This can always be found on our web page at [olehoa.com](http://olehoa.com) along with photos of the events!

And of course, start saving your treasures for the **Fall Community Yard Sales** which will be **Saturday, October 19<sup>th</sup>**. Sadly, I will not be in town that weekend (I love to shop them!) but Sherry Millard has been a huge help the past couple of years and will be mapping it all out for the community! I'll still get signs up and ads out to the social media pages...there is always a good turnout!

## Park Updates!

Well, our 'Dry' creek bed has certainly made a difference in the large puddling at the park! And once the plants start filling in, we will have a nice feature to break up that front end of the park a bit. I have one more large tree to add once we get around to fall weather...and would love to find a sturdy park bench to add to the edge one day, if anyone has one to donate or is inclined to build one for us 😊 ...we are always appreciate our neighborly contributions!

This was a big project, and a lot of manual labor went into it! Again, huge thanks to all who have helped get it going and to Guy for keeping the weeds down while it hardens up!

And don't forget the Nature Trail! It is still looking just beautiful, especially these days after the rains! We occasionally must get in and weed whack it back, but it's still there and just so relaxing! But be careful after wet weather, the rocks and roots do get slick!! (...ask me how I know 😊)

It's so nice to see so many folks out on the lake fishing these days! Thinking we may need more dock space...

And there are some pretty nice catches coming in too!

Reminder to please pick up extra line and hooks, etc. from the area when you leave. These can be a real hazard, not only to the wildlife, but to the next kids who come down to fish!

## Bylaw Amendments

The new Amendments that were voted on and passed prior to the last Annual Membership meeting have been filed at county. We truly appreciate all who participated, the amendments passed with overwhelming majority support of the quorum.

We feel the Short-Term Rental Amendment protects us as HOA members from liability if a resident rents out to transient visitors. Transient visitors are not to be given access keys to the lake and park. Long-term renters, who are our neighbors, may have a key card access with the member property owner's permission. That did not change.

The amendment concerning outbuilding gives residents more latitude in the economy for building structure, but please be sure to read through the ARC requirements and adhere to them if you are planning to add to your property. ARC is still discouraging buildings constructed outside the guidelines to avoid the 'warehouse' look in our residential neighborhood. (Most neighbors would not want to look at a huge metal wall from their back yard)

All guidelines and the county requirements (the CCR's filed by builder) can be found at [olehoa.com/architectural-review-arc-1](http://olehoa.com/architectural-review-arc-1). The CCR's are the guidelines that were put in place by the developer, not by ARC. The ARC is offering some variances to these per the presented guidelines which received a large majority of positive votes.

Attached below are the official amendments for everyone's reference.

## **County Commissioner Safety Meeting!**

We have requested a spot on the agenda for the Commissioners Safety Meeting at the Tom Primm Meeting Room in Columbia. Due to the holiday, it will be held on Wednesday (not Tuesday) September 4<sup>th</sup> at 4:30 pm

We will be there to represent the concerns many have in Oak Lake and our surrounding neighbors with the upcoming developments and anticipated traffic that will come with it.

This subdivision has needs for road improvements already, and with the potential for more traffic, we would like to request the county put us on record for improvements. We are hoping to ask for limiting construction traffic, a few additional stop signs and perhaps crosswalks for our pedestrians, as well as repaving and re-lining Oak Valley drive, which is in sad disrepair.

As always with these meetings, the, more folks from the neighborhood that show up, the better we are received. So, if you can make it to the meeting and be part of the supporting audience, we would much appreciate it!

## **Prayers for our Neighbors**

We continue to pray for the recovery of all those affected by the tornado that hit so close to us. Our good friend and Constable, Sam Barnes, will be having to rebuild their home from the ground up. This was his wife's grandmothers' home, which she was raised in, and they have built their life in...it was finally bulldozed down, and it is heartbreaking to see it gone. Thankfully, Sam's in-laws home next to them is being repaired. And it is a blessing they were all unharmed. This will be a long haul for all of them, and so many others whose lives were devastated in this tornado. Let's keep them in our prayers.

There is still much to be done on clean up in the whole area, so be cautious if taking Old Hwy 99 or Blackburn. There are still crews on the roads every day...

## Membership is growing!

Well, the neighborhood is still in demand with home sales and new neighbors moving in every week! 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! As mentioned above, if you have a business or service, and you would like your card or flyer added to the packet, please let us know!

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We did not see an increase in 2024 dues, but want to give a little 'head's up' With our "Ken the Yardman" retiring to Manchester last year, 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 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...

If you plan to list your home (we'll miss you!) please remember the lake is a 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 the opportunity to join!

## 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!

Remember to be aware in the heat, that your dog will go anywhere with you. But it is dangerous to walk them on the hot asphalt or to let them get overheated. If you can't walk barefoot on the street, they shouldn't be either!



And please, please, again, please try and contain your dogs from running loose on the streets or at the park. While your dog may be friendly, other dogs on leash can be leash aggressive trying to protect their people, and some folks are just plain afraid of a dog running up on them.

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Think we're caught up for now!

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Warmest Regards,  
Sandy and your HOA Board of Directors

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**Mission Statement:**

- To maintain, protect and enhance the value of the homes and the quality of life of the Oak Lake Estates community.
- To represent the general welfare of ALL the members.
- To build a community that is based upon principles and values.
- To encourage residents to come together in a community spirit of neighborly assistance, support, and comradery.
- To record and manage this vision through a system of governance that respects our individual residents and circumstances.

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!!

Thanks to all of you for being such good neighbors to each other!

*Wishing You and Yours a Blessed Summer!*

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