

Lakemont Farms Communication

7-18-25

Hello my friends,

This is an update for the community to review the Board of Director's recent activities. This email is for those residents that can't attend the business meeting. If you can attend the upcoming business meeting on July 22nd, you will hear about these issues in greater detail. So please plan to join us!

President's Message

- The pool is open and in full swing. Marcy McCornick and her team are keeping everything running smoothly.
- A big THANK-YOU to all the volunteers who helped to decorate the clubhouse, the entrance and the grounds for the 4th of July. Our community looked great!
- The fishing this year seems to be the best in recent memory. Many of our young residents have discovered the correct baits and casting styles that are landing bass, blue gills and large carp. NOTE to older guys: if you're having trouble catching fish (like me), stop by and ask our young folks. They will be quick to share their techniques.

If you need a yellow lanyard - please see me or Heather Milharcic.

- Coyote decoys: Special thanks again to David and Nancy Davies for overseeing this project. Since the coyote decoys have been installed, there has been a noticeable reduction in the number of geese lingering around the pond. The area is livable again!
- Clubhouse rental and pool use: Recently, there have been some questions about residents leasing the clubhouse and their guests using the pool.

Here is a line item from the lease agreement: *"Tenant will have exclusive use of the clubhouse only during lease period. This rental does not include exclusive use of the*

pool, playground or sport court. All established rules for use of shared amenities (pool, playground, and sport court) must be followed.”

The rules for the pool (page 20 of the rules and regs) state: “10. Guests may accompany residents but shall not exceed six (6) guests.”

Only residents can lease the clubhouse. The leasing residents and their guests must share the pool and sports courts with the other residents. The number of guests in the pool cannot exceed six people per resident.

NOTE: Use common sense here. Do not overload the pool or other amenities with your guests. Inform your guests to treat our residents with respect.

- Feeding the wildlife: Do not feed the wildlife! Scattering food near the pond attracts rodents, ducks and raccoons etc. It is against our pond rules and the HOA Declarations (Article VIII) to feed any wildlife.

Let's all keep our community safe and enjoyable for everyone!

- Stream and pond update: We recently met with John Kosky and Gateway Engineering to review the recommendations that we received from Tetra Tech when we had the pond dredged several years ago. Our meeting centered on catch basins, stream bank improvement, silt traps etc. The community finances were not able to accommodate these upgrades back when Tetra Tech presented them, so the project was tabled for the future. We are hoping to include some part of this in our 2026 budget depending upon the present costs.
- 2025 Budget Review: We are now halfway through the fiscal year. I am happy to report that we are operating well within our budget. There is even a chance that we might be able to address a few more of the items on our Wish List. Please join us on Tuesday night to hear more details.
- 2026 Budget: August is budget time. All HOA boards everywhere begin to collect their bids for the upcoming year. We have begun to gather them too. (See an earlier bullet point about the stream and pond)
If you have something that you would like to suggest for the 2026 budget, please attend the business meeting or write to one of the board members. We include all these suggestions in the Wish List.

- Management Company contract for 2026: The board wants to be certain that we are working with a management company that best meets our needs. It is our goal to interview four management companies this year before we sign the contract for 2026. To date, we have interviewed three companies, and we will interview a fourth company in August.
Any decision about which company to use in 2026 will need to be made before October 1st. Our present contract requires that we give 90 days' written notice if we decide against renewal.
- Lastly: A REALLY BIG THANK YOU to Ron Miller for all that he does for Lakemont Farms. In addition to being the treasurer and paying the bills, he oversees the grounds maintenance committee, all of the contractors that work on site, and collects many of the bids. Keep in mind that he is a volunteer! We are very lucky to have Ron on our BOD. When you see Ron please say: "Thank you" for all that he does!

Attachments

There is one attachment:

[Business meeting agenda](#)

Final note

Please plan to join us for the Business Meeting on July22nd at 7:00 PM in the Clubhouse. All of these bullet points will be discussed in greater detail.

Sincerely,

Rich Vrboncic

On behalf of the Board of Directors