

Dear Neighbors,

The Homeowner's Association met on Tuesday, August 6, 2024. Here is a summary of these discussions.

Budget Priorities

Our budget priorities this year are to rebuild our reserve fund after large expenditures last year and to "fix and finish" any outstanding maintenance issues. As of the June 30th's financial report, there is \$200,018 in the Reserve Fund.

Communication

The Communication Group volunteers report that we will be using Good Workspace for future email communications. Don't forget to review and update your contact information on CMA's portal. There is a lot of good information on this site. Leslie Hospoder has conducted several tutorials and also prepared a hard copy pass out to help neighbors get into this portal. Please contact Leslie if you have questions.

Events and Activities

The following activities and events were scheduled this summer: 3 Wine-Down Wednesdays, 3 Breakfast Clubs, 3 Lunch Bunch gatherings, 3 Coffee & Donuts, one Theater Group, six Book Club meetings and lots of Mah Jongg. A School's Out Pizza Party and a Luau were also held. An End-of-Summer Movie/Splash Party is scheduled for August 15 at 6:30. Please refer to the Lakemont Farms HOA website to view the Events Calendar.

The Events Committee will meet on Monday, August 19th at 7:00pm to review their mid-year budget. All are welcome!

Grounds/General Maintenance

Ron Miller reports that savings were incurred with the success of the new pond grate, waste management pick-up changes, the new deduct meter on the sewage line, and the dog waste pickup contract. Special thanks to the volunteers who helped to paint the storage room. It looks too good to store the pool furniture!

Garden Club

Thanks to Garden Club co-chairs, Nikki O'Brien and Freda Dempster, and their many volunteer gardeners, our deck flower boxes looked beautiful all summer.

Recreation

The painting and striping of the sport courts is completed. The basketball, tennis and pickleball courts are already getting a lot more use. This was a two-year project started by the 2023 Board and completed by the 2024 Board. Input from the new Recreation Committee was critical to making shared decisions.

The pools will close on Sunday September 8, 2024. This is a good time to thank Marcy McCormack, Recreation Manager and her hardworking Monitors. Our pools, playground and sport courts always look well-kept.

Trees & Shrubs

The new trees at the entrance and all the new landscaping at the pool look great. The Garden Club and Grounds Committee volunteers who helping with watering made all the difference.

Reserve Study

A draft reserve study has been received from CMA. The Board has scheduled a meeting to review and to provide additional information. It is their hope that this reserve study will be the basis of our budgeting going forward.

Pond

The Board has consulted with an environmental attorney regarding the pond and DEP regulations. They will also consult with a land use attorney regarding ownership issues.

Rules & Regulations Committee

The Rules & Regulations Committee will meet on August 13 to review the rules pertaining to pets, parking and to finish up with grounds. Another meeting is scheduled for September 10 to discuss the rules for variances and home improvements. These meetings are held in the clubhouse and all homeowners are welcome.

Nominations For New Board Members

There are three positions for Board directors this year. Nominations are due on August 15 at noon. There will be a meet-and-greet with the candidates before the Board meeting on August 27, 2024. Everything starts at 7:00 pm. Candidates will give their campaign statements and homeowners may ask them questions.

A special thank you to everyone who serves on the Board and good luck to the candidates! We appreciate your willingness to volunteer.

Election

We will have mail-in ballots again this year. Homeowners are asked to watch for their ballots in the mail early in September and to be sure to return them before the deadline listed on the ballot mailing. Please note that CMA will again weight votes to account for two-homeowner units and those with a single owner. Cumulative voting is not permitted. That is, one may cast one vote each for three different candidates. However, one cannot cast three votes for one candidate.

Spur Road Homeowner Reimbursement

Homeowners living on spur roads - access roads - learned recently that they are entitled to a reimbursement of a part of their monthly fees. At one time, these 20 homeowners were charged an additional amount each month for maintenance of their roads while remaining roads were maintained by South Fayette Township. Lakemont's governing documents establish that all rates are to be the same. After consulting with an attorney, the Board voted to return overcharges for a 48-month period. This is the statute of limitations for PA Homeowners Associations. The Declaration and By-laws referenced for this reimbursement are on the Lakemont Farms HOA website.

Respectfully submitted

Lakemont Board of Directors