

SHERMAN LAKES HOA

- NEWSLETTER -

October 15, 2026

Better communication. A more connected neighborhood. And a few friendly reminders.



Hello, Neighbors!

Your Sherman Lakes HOA Board has been working on several projects this year, and we wanted to give everyone a quick update—not just about what’s happening around the neighborhood, but also about some new ways we’re hoping to communicate with you.

One of our biggest goals is a simple one: **make it easier for homeowners to know what’s happening in Sherman Lakes.**

WEBSITE & COMMUNICATION ENHANCEMENTS

A better way to stay connected

We’ve improved the website for our HOA and added more valuable content and will publish important dates as they come up. We’re establishing an official Sherman Lakes Facebook group where residents can find neighborhood announcements, HOA updates, community information, reminders and opportunities to get involved.

Along with the web and social media improvements, we also want to improve our electronic communication capabilities via email.

Right now, the HOA does not have current email addresses for every Sherman Lakes household. We'd like to change that so that important information doesn't depend on you noticing a sign at the entrance or remembering to check the HOA website.

Please send an email to shermanlakeshoa@gmail.com with your name, your address and which primary email and cell# contact info you prefer we use.

Why sign up?

You'll receive important HOA and neighborhood updates, meeting notices, maintenance and project information, community announcements and occasional reminders that can help all of us keep Sherman Lakes looking its best.

*****Plus, for helping us out in this important way, we feel a reward is appropriate. If you email us with your contact information before November 30, 2026, we'll take \$5 off your 2027 dues invoice as a small thank you for helping us both out!*****

*Privacy Statement: Your contact information will be used for Association/community communications only.

SOME OF WHAT WE'VE BEEN UP TO...

We've already completed or started several common-area projects this year like:

Entrance lighting

Significant electrical repairs were completed at the east entrance, including improvements to wiring and related infrastructure. Additional improvements are now complete for the west entrance lighting system to repair the southwest corner monument light and get it working properly along with the other fixtures on that southern line. We had the contractors also install more efficient LED bulbs, similar to those now being used on the east side.

Entrance monuments

Cleaning, maintenance and touch-up paint work have been completed to help keep our neighborhood entrances looking their best.

Pond maintenance

Work continues on our ponds, as this year's conditions have made it challenging to maintain water quality. This has included treatment of accumulated organic material, electrical repairs to several fountains, mid-season maintenance on all fountains, and completion of stabilization work on the main pond's six large stone features.

Pond management is an ongoing process, and some improvements—particularly reducing accumulated muck—can take multiple seasons, with each year's biological conditions presenting different challenges. Muskrat activity appears to be much lower this year, so no trapping has been necessary to date, although that could change this fall.

Trees & common areas

The Board is also working with our landscaping provider and arborist contractors to identify areas where trees and vegetation are interfering with mowing, lighting or access to common areas. Additional selective trimming is being considered for the winter/off-season. Annually, we treat our common-area trees for blights, fungus and other invasive parasites, along with pruning as needed. This year, we also had to remove one tree that fell as a result of storms.

Landscaping

Our landscaping provider recently underwent an ownership change, so you'll now notice **Ruppert** on the trucks instead of Five Seasons. The team servicing Sherman Lakes and our existing multi-year contracts are expected to remain the same. The Board will continue monitoring quality, responsiveness and costs.

There's quite a bit that happens behind the scenes to maintain our common areas, entrances, ponds and infrastructure. One of our goals moving forward is to do a better job of letting homeowners know where their HOA dollars are going and what is being accomplished.

DID YOU KNOW?

(A Few HOA Rules That Are Easy to Miss and Some Common Issues To Keep An Eye On)

Nobody wants to receive an HOA violation letter—especially for a rule they didn't realize existed. So before we consider increased enforcement efforts as required, we want to do a better job of **communicating, educating and answering your questions**. As always, our neighborhood covenants, rules and bylaws are readily available on the Sherman Lakes HOA website for your review. If you have questions about any of the rules, please email the HOA. We're happy to help clarify them.

You can send those questions or visit us at:

Website: www.ShermanLakesHOA.com

Email: ShermanLakesHOA@gmail.com

SO, SOME COMMON ISSUES TO KEEP AN EYE ON

STREET PARKING

Our neighborhood rules restrict long-term parking on neighborhood streets.

We understand that guests visit, contractors need access, kids come home from college and sometimes you simply need an extra place to park temporarily. The bigger concern is that too often **vehicles are routinely parked overnight beyond the 48-hours-per-month rule, or even permanently parked on the street.**

Why does it matter? Sherman Lakes has relatively narrow streets. Vehicles left on the street can make it more difficult for emergency vehicles, snow removal, service trucks and normal traffic to safely get through.

A simple rule of thumb would be to use your garage and driveway for regular everyday vehicle parking, limiting street parking to temporary overflow whenever possible.

TRASH & RECYCLING CONTAINERS

Trash and recycling containers should be stored so they are not prominently visible from the street when they aren't out for collection.

We recognize that every home's layout is different. Some homeowners have easy access to side or rear storage areas while others don't. The goal isn't perfection—it's simply keeping containers reasonably screened from street view and helping maintain the overall appearance of the neighborhood.

MAILBOXES

Did you know Sherman Lakes has a neighborhood mailbox standard? Over the years, several different mailbox styles, colors and replacement solutions have appeared throughout the neighborhood. Before replacing your mailbox or post, **check the HOA website for the approved style, finish and replacement information. The good news is that the listed resources can come out and install the replacement for you, and the cost is very reasonable!**

Doing the research with the approved vendors before purchasing a replacement can save you the expense and frustration of having to change it later. **If your current mailbox is not in compliance with**

the neighborhood's color, style or maintenance standards, please look into making the necessary repair or replacement as soon as possible.

YARD SIGNS

We are primarily by rule a “sign free” neighborhood with a few exceptions. Small security signs near a home serve an obvious safety purpose. Temporary displays of graduation and community/event signs are also considered to be allowable. But temporary means **temporary**. Please remove graduation, event and similar signs within a reasonable period after the event has passed, with the reasonable total display period generally limited to **two to three weeks**.

Contractor, political and commercial advertising signs are not allowed. As the rules state, Realtor® and similar professional signage is permitted, subject to applicable size restrictions. At the same time, the Board recognizes that celebrating our children's accomplishments, family birthdays, school activities and religious or community events is part of supporting a strong neighborhood. We believe reasonable temporary signage for those occasions should be allowed as mentioned. We simply ask homeowners to follow the two-to-three-week timeframe described above and place these signs **closer to the home rather than near the street**.

We are reviewing the existing sign language in our rules and hope to provide clearer guidance in the future.

EXTERIOR BUILDING MAINTENANCE

Peeling or damaged siding, deteriorating exterior materials and other significant maintenance issues don't just affect one property—they affect the appearance of the neighborhood as a whole. We're not expecting everyone's home to look like a magazine cover.

We **are** asking homeowners to address obvious exterior maintenance or needed repair issues within a reasonable amount of time. If you've been thinking, *“I really need to get around to fixing that...”* consider this your friendly reminder.

BOATS, TRAILERS & RECREATIONAL EQUIPMENT

We understand that homeowners need to bring their boats, trailers, WaveRunners and other recreational equipment home occasionally to load, unload, clean or prepare them. The issue is when temporary parking becomes long-term storage—particularly on neighborhood streets **or driveways**.

Please check the HOA website for the complete rules governing recreational equipment. In particular, watercraft should not remain stored on driveways throughout the boating season or be stored on neighborhood streets. Please be considerate about how long recreational equipment remains outside and where it is stored.

WHY WE ARE TALKING ABOUT ALL THIS NOW?

Because we want **communication to come before enforcement whenever possible.**

One thing the Board has heard, and experienced ourselves, is that many homeowners received a stack of HOA documents when they purchased their homes and probably haven't looked at them since. That's understandable. Rather than assuming everyone knows every provision in the rules, we'd like to do a better job of reminding everyone about the standards we share **and that all of us are obligated to be mindful of.**

Our approach is straightforward:

Communicate → Educate → Remind → Address problems when necessary.

For most issues, we're hopeful that a simple reminder will be all that's needed. At the same time, the Board has a responsibility to administer the Association's governing documents consistently. We're working with HOA counsel to make sure our notification and enforcement procedures are clear, reasonable and properly documented.

HAVE A PROPERTY PROJECT IN MIND?

Planning a patio, gazebo, exterior improvement, drainage project or another significant change to your property?

Ask us before you build. A quick email to the HOA can often answer a question before you've spent money or committed to a contractor.

And remember: HOA approval and any Berlin Township or Delaware County approval are separate requirements, and depending on the project, you may need their approvals also.

HOA Email for project approvals: ShermanLakesHOA@gmail.com

PLEASE HELP US BUILD A BETTER CONTACT LIST

This may be the most important request in this entire newsletter, so it's worth repeating.

We need your email address and contact number.

Our goal is to create a current contact list so we can communicate directly with Sherman Lakes homeowners rather than relying primarily on entrance signs, mailed notices or hoping someone checks the website. Having current contact information will be especially valuable when we need to share more urgent community notices.

Please take 30 seconds to email us at shermanlakeshoa@gmail.com with the following information:

Name • Sherman Lakes Address • Email Address • Contact Number

We'd like to use your contact information to share neighborhood updates, meeting information, project news, community activities and important HOA notices.

AND ONE MORE THING...GET INVOLVED...GET CONNECTED!

An HOA shouldn't only be about common areas and rules.

It's about strengthening and supporting the neighborhood. We'd like to use our new communication channels to help create more opportunities for neighbors to connect—whether that's community events, volunteer projects, neighborhood information or simply helping people know what's happening around them.

Have an idea? Want to start a committee? Have concerns? We'd love to hear it.

Join the Community Facebook group by requesting connection through your own page (called Sherman Lakes Community). Send us an email or introduce yourself when you see one of us around the neighborhood.

Our information: - ShermanLakesHOA@gmail.com
- www.ShermanLakesHOA.com
- Sherman Lakes Community FB Private Group

Thank you for your time!

Your HOA Board