

Callaway Lakes

LAKEOWNERS ASSOCIATION

FOR LAKEOWNERS ONLY

Please remember we have two (2) Boards; one is for ALL homeowners who reside in Callaway Lakes and one is for Lake Homeowners who own a home on a lake. If you live on a lake you belong to BOTH HOAs and you pay two (2) assessments each year.

The Lakeowner's Homeowners Association saves on costs by having volunteers do as much as possible, like the yearly billing and maintenance (or replacement) on the pumps and fountains. Just like you, the Board consists of lake owners who want to keep dues low, but also allow for the proper care and maintenance of our lakes. With that said, on August 27, 2022, the Board met to discuss the 2023 budget, and at that time voted to increase our yearly "Lake" dues from \$150.00 to \$175.00. As you will see on the backside of this letter, we carried \$1,922.66 of our 2022 budget into 2023. This leaves very little for any unforeseen pump or fountain replacement.

Remember, your lake shore is your property and you have the right to ask trespassers to vacate. Any guest you invite to fish may do so from your property only. No guest you invite is allowed to fish from any shoreline but your shoreline. All guests who fish from a boat must have the property owner with them (this is for the HOA's liability insurance). Boats should not encroach upon a neighbor's shoreline, and only trolling motors are allowed. **NOTE, the Lakeowners Association shall have access rights across any implied or platted easement for the purpose of gaining access to any lake for the purpose of operating and maintaining said lake.**

Helpful tips:

- DO NOT fish for bass February 1 through April 15th. This allows time for the current fish population to bed down and make plenty of future fish. If you would like to encourage the fish population, please contact the BOARD for guidance to place a proper structure in your lake. If you feed them, they will come. Ivey's, Tractor Supply, and Bennett Supply offer BB sized floating feed pellets at a reasonable cost.
- DO NOT attempt to catch or kill the grass carp. If caught accidentally, please release as quickly as possible. Please carry forceps, pliers or other hook removal tools while fishing; barbless hooks are recommended.
- DO ask permission before fishing from property that is not yours.
- DO NOT introduce any fish to the ponds unless approved by the BOARD.
- DO NOT apply chemicals to the pond unless approved by the BOARD. Not only is Round-Up harmful to fish/turtles/ducks and geese and it is ILLEGAL to apply around ponds, streams and lakes without a license.
- DO NOT dive from, climb on, or in any way disrupt the fountains. You may boat around them, but please do not touch.

Eastern Lake - Martindale, Laurel and Silver Leaf

Central Lake (Middle Lake) - Martindale and Wiregrass

Western Lake (largest of the three) - Martindale, Red Oak, Wiregrass & Boxwood

Currently, we do not have representation from the Eastern Lake (Silver Leaf/Laurel Lake) and would like to ask for a volunteer.

Your current Board:

Paul Laramore - President

David Brizendine - Vice President

Cassy Beaulieu - Secretary

Please feel free to contact us via email at callawaylakeowners@gmail.com with any suggestions, comments, concerns, or if you would like to represent your lake, or serve on the Board.

