

Callaway

Lakes

LAKEOWNERS ASSOCIATION

FOR LAKEOWNERS ONLY

From the Callaway Lakes Lakeowner's Home Owners Association Board:

First, we would like to welcome to the neighborhood Neal family, Jarrell family and Meier family. We're so glad you're here.

Hello fellow Lakeowners:

Please remember we have two (2) Boards; one is for ALL homeowners who reside in Callaway Lakes Subdivision 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 Callaway Lakes Lakeowner's Homeowners Association board consists of Lake Homeowners, just like you, who reside on one of our three lakes. We volunteer because we want to keep our dues low, not only for you, but for us as well. We cost save by having a volunteer do the yearly billing, and as much as possible, volunteers to help with replacement and maintenance on the pumps and fountains. Our lakes are manmade so it is important that the pumps and aerators (fountains) remain in working condition.

Below is an estimated 2023 budget breakdown:

| | |
|----------------|------------------|
| GA Power | \$1,384.00 |
| Mitchell EMC | \$3,015.00 |
| Lee Co. Tax | \$ 25.00 |
| Liability Ins. | \$ 700.00 |
| Misc. Fees* | <u>\$ 200.00</u> |
| | \$5,324.00 |

*Miscellaneous fees includes annual renewal fee with the Secretary of State, property tax, postage and supplies for mailing yearly invoices, attorney's fees (if applicable – thankfully, we have not incurred attorney's fees in recent years).

We have tried to keep our costs down but unfortunately because of the rising utilities cost we have to raise the dues to **\$175.00** per year to cover additional expenses. This will bring collected dues to \$7,525.00 (43 x \$175) and will leave a reserve of \$2,201.00. The reserve is held for unforeseen emergencies. While we do not anticipate replacing fountains or pumps, in the past replacement costs ranged between \$2,000 to \$2,500 per fountain, and one pump needed replacing as it was struck by lightning but was thankfully covered (less the deductible) by our insurance.

Please feel free to contact us via email at callawaylakeowners@gmail.com
with any suggestions, comments, or concerns

Annually, the first Tuesday of February **both** HOAs meet to discuss our neighborhood and elect new Board Members. Information on the time and location will be sent at a later date.

Lake Guidelines:

Because of continuing complaints this is a friendly reminder to respect your neighbors' private property. 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 from your shoreline. All guests who fish from a boat must have the property owner with them, and only trolling motors are allowed. This is for insurance liability purposes (no one thinks they are going to get sued until they get sued). **Please 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 will allow time for the current fish to bed down and make plenty of future fish.
- DO NOT introduce any fish to the ponds unless approved by the BOARD. Crappie, white perch, green sunfish are examples of undesirable species.
- 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.
- DO feed the fish often. Ivey's, Tractor Supply, and Bennett Supply offer BB sized floating feed pellets at a reasonable cost. If you would like to encourage the fish population, please contact the BOARD for guidance to place a proper structure in your lake.
- DO ask permission before fishing from property that is not yours.
- DO carry forceps, pliers or other hook removal tools while fishing; barbless hooks are recommended.
- DO return the captured fish to the water as quickly as possible. Please do not attempt to catch or kill the grass carp. If caught accidentally, please release as quickly as possible.
- Guests may fish from YOUR PROPERTY ONLY. A guest MUST BE accompanied by a Homeowner if he/she is fishing from a boat. Fisherman/women who are fishing from a boat must not encroach upon a shoreline. Only trolling motors are allowed.

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. You would not have to be a Board Member; you can serve as a Member-at-Large, or just a representative for your lake so that if there ever was a problem this person could keep the Board informed.

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, or concerns, or if you would like to represent your lake, or serve on the Board.

