



# Lake Sovereign Homeowners Association, Inc. 2009 Annual Meeting

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7:00 P.M.

March 5, 2009

Cherokee County Community Center -- BridgeMill

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# AGENDA

## Agenda

Call to Order

Approval of 2008 Annual Meeting Minutes

Director Elections

Committee Reports

Revisions to the LSHOA Governing Documents:

Michael Rome, attorney

Officer's Reports

Election Results

Adjourn

Q&A



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# 2008 Architectural Review Committee

**Jim Derr, Chairman**

# ARC Members/Charter

- ARC Members: Jim Derr, Eric Bruton, Sam Evans, Louis Tooker, Phyllis Lea, John Kruger, Becky Hudson
- Contact ARC via e-mail at:  
[architectural@lakesovereign.net](mailto:architectural@lakesovereign.net)
- Committee oversees and manages HOA covenants and Architectural Guidelines:
  - To protect neighborhood property values
  - To prevent conditions that might interfere with enjoyment of your own property

# ARC Accomplishments

## 2008/09 Projects and Communication

- ✓ New Enforcement Policy (June)
- ✓ Newsletter ARC Overview (July)
- ✓ Vacant Lot Letter (August)
- ✓ ARC Area Captains (WRD, ESD, LO)
- ✓ Mail Box/Post Month (September)
- ✓ Fall ARC Community Audit (October - December)
- ✓ New ARC Standards/Submission Form (January- 09)
- ✓ New ARC Standards Enforcement (January-09)
- ✓ New Amendment Recommendations (February-09)

# ARC Accomplishments

- The ARC wrote 688 owner letters in 2008
  - Mail Box Campaign
  - Fall ARC Audit
  - Vacant Lot Letters
  - 20 Violation Letters
  - 14 Thank You Letters
  - 4 properties referred for legal action
- ARC presided over 12 homeowner projects
  - Sea Walls
  - Landscaping Projects
  - Painting and New Roof Installations

# ARC 2009 Reminders

## New ARC Documents ([www.lakesovereign.net](http://www.lakesovereign.net))

- ARC Standards (Amended December 11, 2008)
- ARC Submission Form
- ARC Violation Report
- ARC Covenant and Standards Enforcement Process
- Standard Mailbox Post and Box Specifications

# ARC 2009 Projects

## Projects and Communication

- ✓ New ARC Standards/Submission Form
- ✓ New ARC Standards Enforcement
- ✓ New Amendment Recommendations
- ✓ New ARC Committee (March)
- ✓ Spring ARC Community Audit (April)
- ✓ Mail Box/Post Month (September)
- ✓ Fall ARC Community Audit (October )



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# 2008 Common Grounds Review

**John Krueger, Chairman**

# Common Ground Members/Charter

- Members: John Krueger & Peter Pauline
- Contact Common Grounds Committee at:  
[commongrounds@lakesovereign.net](mailto:commongrounds@lakesovereign.net)
- Committee oversees and manages:
  - Entrance maintenance and lighting
  - All common area landscape maintenance
  - Buildings and Parking Lots

# Common Grounds Accomplishments

- Disconnected all common grounds irrigation from County water to lake water irrigation—annual average savings of \$15,000
- Graded and seeded playing field on West Ridge Dr.
- Repaired and maintained or replaced 42 neighborhood signs.
- Landscaped lake shore in front of the pool
- Provided Handicapped Access to tennis courts

# Common Grounds Accomplishments

- Planted wildflower area
- Replaced clubhouse entrance walkway with composite material to lower maintenance costs (special thanks to David Perry for managing the project)
- Removed carpenter bee infestation from clubhouse and cabana
- Continued efforts to enhance common area landscaping by dividing and relocating existing plantings

# 2009 Common Grounds Projects

- Evaluate replacing lakefront and side steps of clubhouse with composite material
- Paint porch ceiling of clubhouse to discourage carpenter bees
- Install replacement pines on Lake Sovereign Ct
- Install ground cover in shady areas on West Ridge Drive. Turf is almost non-existent due to lack of sun
- Continue efforts to remove rocks and increase density of turf at the West Ridge Drive playing field
- Increase depth of mulch beds, if funding is available



# 2008 Communications Review

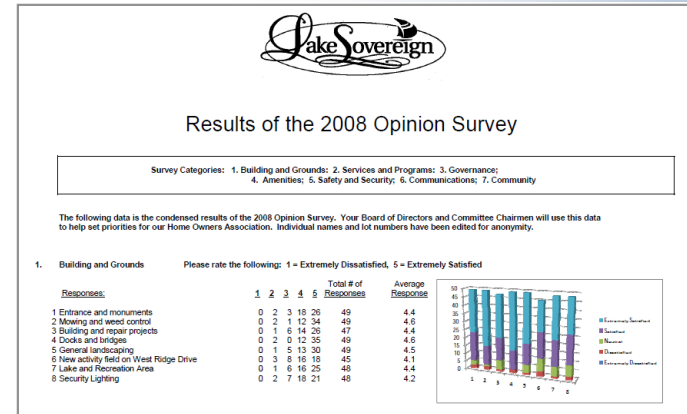
**Coleman Stone, Chairman**

# Communications Members/Charter

- Members: Coleman Stone, Christine Cole, John Krueger, Jim Derr, Jane Gunnin, (2008; Phyllis Lea)
- Contact Communications Committee via e-mail at:  
[communications@lakesovereign.net](mailto:communications@lakesovereign.net)
- Committee oversees and manages:
  - LakeLines Newsletter
  - LSHOA Community Directory
  - Communications Flash
  - Lake Sovereign Website
  - Entrance Bulletin Boards

# Communications Accomplishments

- Conducted 2008 Homeowner Opinion Survey and published results to all homeowners
  - 49 responses
  - Only 41% participation
    - 121 occupied homes



Description	Cost
Printing; double-sided standard pastel paper	\$132.00
Envelopes	\$20.00
Address Labels	\$5.00
Postage	\$175.00
10 hard copies for Communication Box handouts	-\$12.00
<b>Total Savings per publication</b>	<b>\$320.00</b>
<b>Total Savings for 6 publications</b>	<b>\$1920.00</b>

- 90% of LakeLines distribution is now electronic.
  - Savings of \$1920.00 per year
  - Reducing Budget to \$1500 per year
    - Goal – “Self Sufficient”

# Communications Accomplishments

- Reduced Full Page ad price from \$500 to \$300 to entice new advertisers.
- Instituted a discounted rate for Advertisements for resident owned businesses.
- Signed 5 new Advertisers
  - Fresh Start
  - Critters & Jitters
  - Floorco
  - Your Great Garage
  - GaTreeDelivery

**20% Discount**

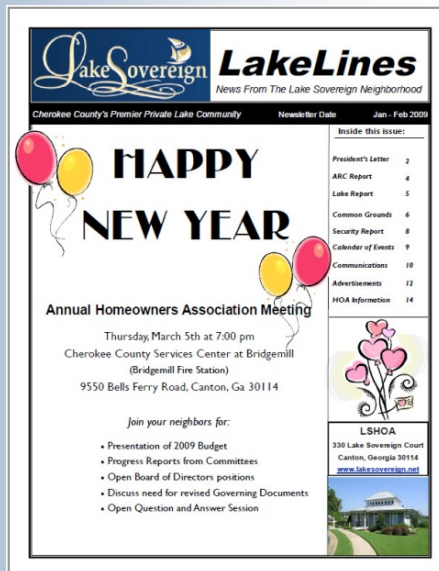
## **LakeLines**

Ad Size	Price	Price
Full Page	<del>\$300</del>	\$240
Half Page	<del>\$150</del>	\$120
Quarter Page	<del>\$75</del>	\$60
Business Card	<del>\$40</del>	\$32



# Communications Accomplishments

- Placed “Communications Box” at entrance to clubhouse, unlocked for hardcopy LakeLines.
- Suggestion Box also available for “locked” correspondence.



- Upgraded LakeLines for color distribution, enhancing its readability.

# Communications Accomplishments

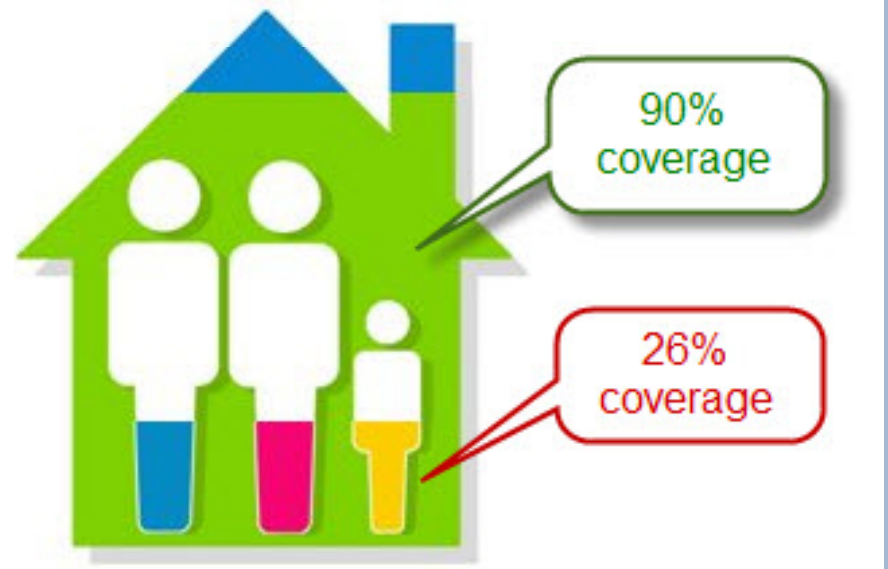
- Reorganized the now renamed “Communications Flash” into 3 categories to provide easier recognition of importance.

- News
- Security
- Community



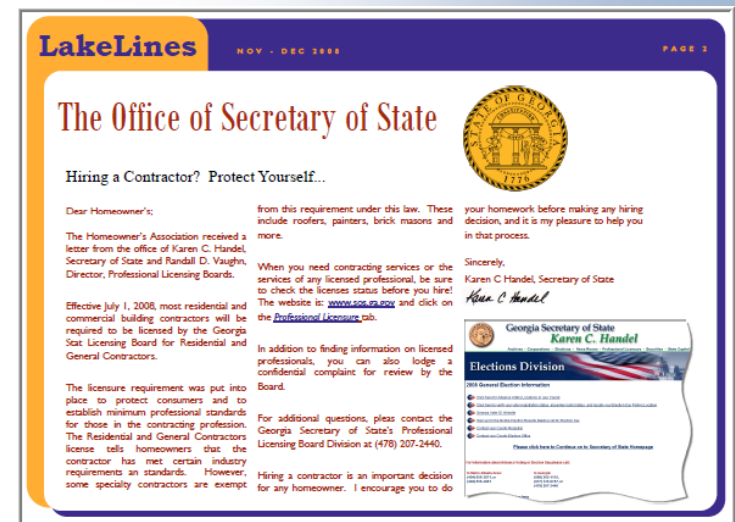
- Communication Flash database:

- 122 occupied homes
  - 107 with at least 1 e-mail address registered
  - 29 with multiple e-mail addresses registered



# 2009 Communications Projects

- Continue to Oversee and Manage:
  - LakeLines Newsletter
  - LSHOA Community Directory
  - Communication Flash
  - Lake Sovereign Website
  - Entrance Bulletin Boards
- Surveys
  - Conduct Yearly Member Opinion Survey.
  - Conduct AdHoc On-Line Surveys.
- Researching development of a more Web Friendly LakeLines.



# 2009 Communications Projects

- Researching feasibility of providing secondary LakeLines publication for Classified Ads, free to residents.
- Kids News launching this year. Opportunity for budding reporters



**KIDS NEWS**



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# 2008 Finance Committee Review

**Michael Flanagan, Chairman**

# Finance Committee Members/Charter

- Members: Michael Flanagan, Milt Aebi, Deborah Pesta, Louis Tooker
- Committee oversees and manages:
  - Audit Controls
  - Budget and Financial Reviews
  - Reserve Fund Studies, Reviews and Relevance
  - Financial compliance
  - Income Tax Filings

# Finance Committee Accomplishments

- Reviewed 2008 expenditures
- Developed and recommended 2009 Budget, based upon conservative assumptions about revenues
- Reviewed short and long term investment plan for reserve funds
- Successfully resolved tax implications of litigation settlement funds

# 2009 Finance Committee Projects

- Monitor budget performance quarterly
- Enhance long term planning methods
- Review and plan for additional amenities, to be included in annual budget
- Update Reserve Fund Study Annually

# Planning for the Future: The Lake Sovereign Reserve Study

## METHODOLOGY:

**Total Cost of Replacement**

- Existing Reserve Fund

**Req'd. Add'n. Funding ÷ Rem. Useful Life (years) =**

**REQUIRED ANNUAL FUNDING**



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# 2008 Lake Committee Review

**Phyllis Lea, Chairman**

# Lake Committee Members/Charter

- Members: Phyllis Lea, Mike Daugherty, Jim Derr, Michael Flanagan, Rosie Flanagan, Earl Gearhart
- Contact Lake Committee at:
  - [lake@lakesovereign.net](mailto:lake@lakesovereign.net)
- Committee Responsibilities:
  - Lake Maintenance
    - Water quality, aeration, lake weed control
    - Dam & spillway integrity, docks, bridges, lighting, seating
  - Wildlife Management
  - Lake Security and Safety
  - Lake Recreation
  - Long Range Planning

# Lake Committee Accomplishments

## Lake Maintenance

- Managed/Monitored Lake Maintenance Vendor
- Organized Lake Work Day to remove logs from lake and clear Nitti Point & Dock #3 common areas
- Upgraded Dock #2 On West Ridge Drive with Trex
- Collaborated with ARC on construction for new and existing sea walls

## Wildlife Management

- Installed Fish Habitat to Improve Fish Populations
- Installed Fish Feeders to Create Fishing Hot Spots

# Lake Committee Accomplishments

## Location of Fish Habitat:

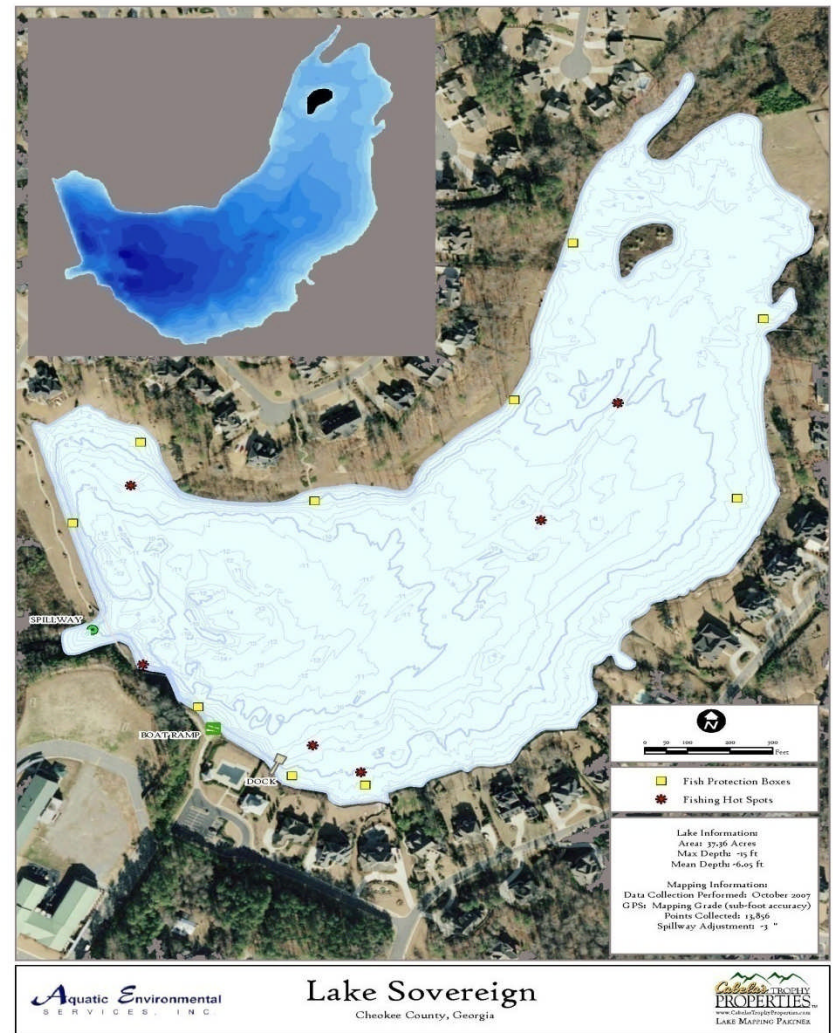
- Fish Protection Boxes



- ✱ Porcupine Fish Attractors



Fish Feeders: Dock #1 &  
Dock # 2



# Lake Committee Accomplishments

## Lake Security and Safety

- Updated Lake Use Regulations Handbook

## Lake Recreation

- Organized Fish Derby/Boat Regatta

## Long Range Planning

- Completed two formal Sediment Control Complaints with Government Agencies

# 2009 Lake Committee Projects

## **Lake Maintenance**

- Manage/monitor lake maintenance company
- Control algae and weed growth
- Maintain lake following severe rainfalls
- Perform periodic fecal coli form testing

## **Wildlife Management**

- Reduce crappie, catfish, gizzard shad & turtle populations
- Control nuisance animals and waterfowl

# 2009 Lake Committee Projects

## **Lake Security and Safety**

- Enforce Lake Use Regulations
- Enforce Boat Identification Program

## **Lake Recreation**

- Enhance community involvement
- Organize Fishing Derby/Boat Regatta

## **Long Range Planning**

- Monitor lake for changing conditions
- Monitor silt deposits within the lake



# 2008 Lake Restoration Review

**Louis Tooker, Chairman**

# Lake Restoration Committee

## Continuing Charter

- Members: Louis Tooker, Jim Derr, John Krueger, Phyllis Lea
- Ongoing activities & long-term goals:
  - **Our long-term focus** – to plan carefully and budget responsibly in order to avoid the need for special assessments related to potential future dredging operations
  - To continuously monitor development activity in the Lake Sovereign watershed for potential sources of new silt deposits
  - When necessary, to report violations of BMP's to appropriate regulatory agencies
  - In 2010, to develop additional lakebottom survey data to establish how quickly new silt is being deposited in Lake Sovereign
  - To continue to maintain and improve the new athletic field, a beneficial outcome of the previous dredging operation



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# 2008 Recreation Committee Review

**Don Copeland, Chairman**

# Recreation Committee Members/Charter

- Members: Don Copeland, Jim Derr, Deborah Pesta, Wendy Prichard, Larry Wagner, Tiana Pauline
- Committee oversees and manages:
  - Pool, Cabana, Tennis Courts
    - Rules and Regulations
    - Safety
    - General Maintenance
    - Compliance with County and State Requirements

# Recreation Committee Accomplishments

- Complied with Cherokee County pool operation regulations
- Coordinated with Safety and Common Grounds Committees
- Updated Rules for Pool and Tennis facilities (available on [www.lakesovereign.net](http://www.lakesovereign.net))
- Installed Tennis Court Sign-Up Board

# 2008 Recreation Committee Projects

- Replaced 7 chaise lounges and 4 umbrellas
- Reviewed all pool equipment to limit potential for water leaks
- Worked closely with Cherokee County Environmental Health to ensure compliance with changing water restrictions.



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# 2008 Safety and Security Review

**Peter Pauline, Chairman**

# Safety Committee Members/Charter

- Members: Peter Pauline & Jim Derr
- Committee oversees and manages:
  - Relationship with Cherokee County Sheriff's Department
  - Lost and found items in neighborhood
  - Communications related to safety for e-mail flash and newsletters

# Safety Committee Recommendations

- Do not leave car or home unlocked
- Call 911 directly if you see any suspicious activity or unauthorized soliciting.
- Please do not park any cars across the street from each other.
  - This blocks the street and can keep emergency vehicles from reaching the other homes on the street



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# 2008 Social Committee Review

**Wendy Prichard, Chairman**

# Social Committee Members/Charter

- Members: Wendy Prechard, Rosie Flanagan, B.J. Gearhart, Tiffany LeCroy, (2008:Deborah Pesta)
- Committee oversees and manages:
  - Club House Calendar
  - Club House Housekeeping
  - HOA sponsored social events
  - Welcoming Committee—Linda Yungerberg and Wendy Prichard
  - Club House and Entrance Decorations

# Social Committee Accomplishments

- Hosted Pool Kick-off with Meet and Greet for Board and Committees
- Hosted Children's Halloween and Christmas Parties
- Established Monthly Book Swap Coffees
- Hosted Catered Holiday Party at Club House
- Assisted with Fishing Tournament, BBQ, and Tennis Court Meeting of Neighbors

# 2009 Social Committee Events

- Easter Egg Hunt
- Spring Fling—coordinated with pool opening, meet and greet Board and Committee Members and quarterly coffee and book swap
- Fishing Derby, BBQ, Boat Regatta
- Halloween Party
- Annual Lighting of Lake Sovereign
- Adult Christmas Party
- Children's Christmas Party
- Ladies Ornament Exchange
- Many new events to be announced in Communications Flash after completion of survey



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# Redrafting of the LSHOA Governing Documents

**Michael Rome, Attorney**

# What is Wrong With Our Governing Documents?

- They Are Poorly Written
- They Are Written to Benefit the Developer (“Declarant”), Not the Homeowners
- They Fail to Comply With Current Statutes and Practices
- They Increase the Cost to the Homeowners of Managing Your Own Neighborhood, Thereby Increasing the Potential for Special Assessments

# What Kinds of Modifications Are Anticipated?

- Removal of Developer-Oriented Language (e.g., “Declarant”)
- Enhanced Collection of Dues and Assessments (“Actual Legal Fees” vs. “Reasonable Legal Fees”)
- Inclusion of an Enforcement Policy That Does Not Penalize All Homeowners (with special assessments to pay for legal fees) for Gross Violations of the Covenants by a Single Homeowner
- Revisions to Achieve Compliance With Current Statutes
- Revisions to Allow Electronic Voting by Members

# Redrafting of the LSHOA Governing Documents

**Q & A**



# 2008 Treasurer's Report

**Michael Flanagan, Treasurer**

# Treasurer's Charter

- Reviews all bills with responsible parties and pays accordingly
- Prepares owner's maintenance fee statements
- Reviews receipts and expenditures against operating budget
- Maintains/safeguards financial records
- Prepares monthly financial reports for Board



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# President's Report Accomplishments, Goals and Challenges

Louis Tooker

# Mission Statement

**Mission:** Defines where the organization is going now, basically describing the purpose, why this organization exists.

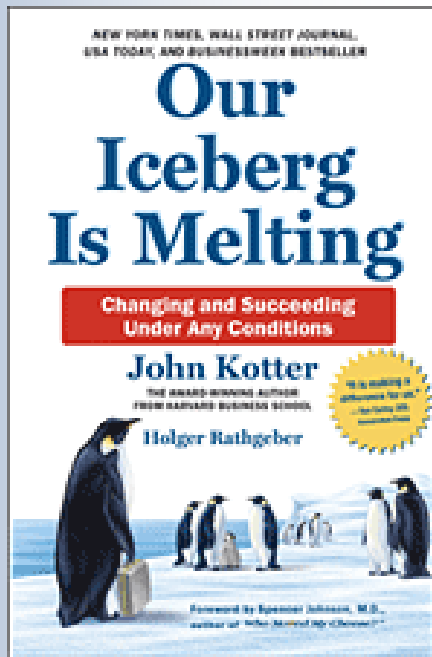
***The mission of Lake Sovereign Homeowners Association is to promote the health, safety, welfare and interests of the owners of residences located in Lake Sovereign and to preserve and enhance property values, esthetic beauty, family environment and the quality of life within our community.***

# Values Statement

***The values governing Lake Sovereign Homeowners Association's development will include the following:***

- ***Respect for the environment***
- ***Commitment to the community good***
- ***Accountability to the Lake Sovereign Community***
- ***Encouragement of community involvement of all residents***
- ***Responsible stewardship of resources***
- ***Commitment to excellence and to maintaining the community trust***

# Lake Sovereign is Changing



## Phase One

- Developer Control

## Phase Two

- Transition to Homeowners

## Phase Three

- Build Out

## Phase Four

- Mature HOA

# Iceberg Scorecard

1. Does your community look good?
2. Does your HOA have clear goals and a vision?
3. Does your HOA identify and train new leaders?
4. Does your HOA periodically survey its members
5. Does your HOA carefully enforce the covenants??
6. Does your HOA have funds set aside for a rainy day?
7. Is your HOA focused on building a sense of community?
8. Does your HOA regularly communicate with its members?
9. Is your HOA careful in hiring vendors who serve the community?
10. Does your HOA have good procedures for safeguarding resources?



# Homeowner Scorecard

1. Does your property look good?
2. Do you support the HOA goals and vision?
3. Do you help identify and train new leaders?
4. Do you participate in HOA surveys?
5. Do you abide by the rules and covenants?
6. Do you support the HOA by paying dues on time?
7. Are you focused on building a sense of community?
8. Do you regularly communicate with the HOA?
9. Do you volunteer to serve the community?
10. Do you help keep the community safe?

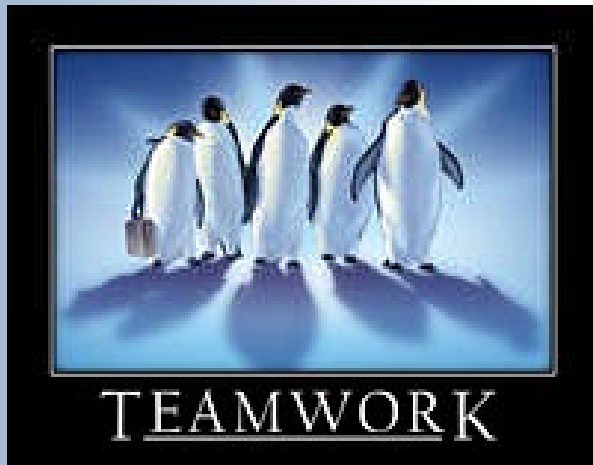


ARE YOU A HERO?

# Board's Accomplishments

- Thanks to the creative efforts of Coleman Stone and the Communications Committee, we have **greatly enhanced communications** within the neighborhood.
- Thanks to the hard work of Jim Derr and the ARC (and the residents), we have become much more consistent in our **enforcement of covenants and design standards**.
- The result of the above, combined with the efforts of the Social Committee and the Recreation Committee is, in my view, a **greatly enhanced sense of community**.
- Through our participation in the **Sixes Road Community Association**, we have improved our environment and extended our influence beyond the boundaries of our neighborhood.
- As a result of successful litigation, a favorable interpretation of our tax liabilities, and careful planning, today we find ourselves in the **strongest financial condition we have enjoyed since we assumed control from the developer**.

# The Iceberg Manifesto



We strongly believe that the association needs much more action from a broader range of people—action that is informed, committed, and inspired—to help us all in an era of increasing change.



# Overview of Sixes Road Community Association

**Louis Tooker, 2008 President**

**John Krueger, 2009 Director**

# Sixes Road Community Association

- Members: BridgeMill, Cherokee Falls, Copper Creek, Falls of Cherokee, Highland Point, Lake Sovereign
- Contact at: [www.sixesroad.org](http://www.sixesroad.org)
- Board of Director(s) elected from each neighborhood
- Property Managed by Douglas Property Management
- Board Oversees:
  - Budget and Expenditures
  - \$20 annually for each member household
  - Road Landscape Maintenance/Enhancements
  - Communications through website and newspapers

# SRCA 2008 Accomplishments

- Worked with BridgeMill HOA Board to obtain membership commitment, resulting in participation of 100% of Sixes Road HOA's
- Expanded landscape maintenance area on Sixes Road
- Worked with County to plant and maintain 65 Willow Oaks at County expense
- Worked with Waste Management to continue grant commitment

# SRCA 2009 Goals

- Expand maintenance to include south side of I-575 interchange and areas of Bells Ferry Road adjacent to the BridgeMill properties
- Develop commercial owner membership packet
- Encourage Sixes Road residents to shop at Sixes Road commercial members
- Install additional plantings if funding is available
- Enhance SRCA communication
- Increase website traffic
- Exert positive influence over future commercial development in the Sixes Road corridor



**Election Results**

**Motion to Adjourn**

**Questions and Answers**