

LOWOCA BOARD MEETING NOTES OF 11-10-22

Members present: Ken Rothrock, General of the Army, ret., Jack Buck, Jane Want, Ann Lindsey, Kris Harman, Scott Boyd, and Leslie Sayers, our lovely CMA manager.

** Meeting began at 6:12 p.m.

** Sid Bedenbaugh, engineer for the Sullivan Road project, spoke to us about the proposed project to begin this spring, around March or April. It's expected to last 18 months, weather permitting. The dip in the road on Woodlake/Sullivan will be coming out. All trees will be removed from both sides of the road from Lower Fayetteville until you get to Oak Hill Dr. The topography will be greatly altered in appearance. The Woodstream monument at Woodlake Dr. will need to be removed. It has electricity running to it. Mr. Bedenbaugh said if we get a proposal on the cost to remove the monument we could submit it to him to look over for reimbursement. Then, I guess, we'll be needing a new monument. The trees, on Woodlake, that blocked the view from Sullivan looking towards Fieldstone will also be removed. The slope from Sullivan Rd going towards Fieldstone will be much more level.

The Woodstream sign on Woodstream Dr. will be untouched. There will be a right-hand turning lane at the end of Sullivan Rd. onto Lower Fayetteville Rd. There will also be a left hand turning lane from Sullivan Rd onto Woodstream Dr.

Springfield and Fieldstone entrances stay the same. The project will also do away with ditches along Sullivan Rd. coming from Lower Fayetteville. Other means of water runoff will be established. We are to put ropes around items that we value so they won't be demolished ..i.e. wooden sheds/benches.

All of the homeowners have not responded to this road project. If that doesn't happen the properties will be appraised and taken over due to eminent domain.

In summary, this is going to be a huge project with many moving parts that need to be working smoothly. Undoubtedly, the traffic on Sullivan Rd is going to be majorly impacted, with detours, one-lane closings, etc. There will be some trees added on White Oak's side, at The Fairways, but what and when is anyone's guess. Put your seatbelts on and your tray tables up...it's gonna be a bumpy ride :}

**** SOCIAL COMMITTEE...** awesome response for Homeowners over the Halloween weekend activities. Lots of parents/kids attended, everything was left really clean (Ann and I were clean-up people at the movie night and there was hardly any trash). Even the kids from very young through teenagers were putting their trash nicely in the cans. We were very appreciative!

****POOL ACCOUNT....** Ann has deposited around \$4664 into the Delta Credit Union. Ann has the debit card. We'll have the account divided into the Snacks fund and the Pool Supplies fund. There is an account at Bank of America of about \$5000. Scott is the signer on that account, so that can be withdrawn and deposited into the Delta account soon.

****LANDSCAPING..** the work has been done to the flower beds around the Clubhouse, pool, baby pool and peninsula. It looks very nice. Now we're going to ask the guy to come up with a proposal for the existing islands within the subdivisions..i.e. Glenridge. These entrances are overgrown, weedy and just don't portray a nice visual effect.

****UPDATE ON SOLAR PANELS...** the homeowner who had the solar panels installed and was trying to eradicate that issue is trying to get in touch with the company who installed them with no success. Apparently, the company has gone out of business.

****2nd Revision of 2023 budget** will need to be sent out to Homeowners with invoices as we have raised our Homeowners due by \$20/yr. Dues have not been raised in over 15 years.

**** HOLIDAY DECORATIONS...**we will be getting new decorations this year as the ones we've had are old and falling apart. Quote from Murphey's Florist in downtown Newnan to replace all decorations in Lakes of White Oak will be \$2717 to include 40- 24" wreaths, 8-36" wreaths and 8 garland. There is a labor charge of \$895 to put up, take down and rehang in the storage room. Unanimous approval from the Board.

Ann and Leslie are going to be looking into Hall's Handyman, and other companies, to build us a shed to store the holiday decorations and other clubhouse items. We've been told by the florist that storing them w/ the

chlorine/chemicals are corroding the metal on the floral wire. The life of the decorations is greatly reduced because of this.

A resident on Summerfield Ct. was inquiring who'd be responsible for cutting the area in their backyard where the Sullivan Rd project would impact. We don't know that answer until the project gets underway.

** POOL CHAIRS... well, we got them but they're NOT what we expected. Poor quality, 3 were already broken. We'll be sending them back and let you all know what we choose to replace them with.

**DUCK FOR PLAYGROUND... after many months, the DUCK is finally going to be installed at the playground. Remember, this piece of equipment is for kids, not Linebackers.

** What to do with the old playground area? Let us know what you think. Picnic tables with an awning or such for shade was brought up. Beach volleyball scene was nixed due to the sand making its way into the pool, not to mention cats using the sand as their own gigantic litter box...eww.

** CLUBHOUSE RENTALS.. the Board decided on an increase to \$275 per rental and \$250 for the deposit. Our cleaning costs will be rising. Ann will be depositing Clubhouse rental money into the Delta account.

** Next Board Meeting will be December 12th @ 6p.m.

ADJOURNED AT 7:40P.M.