



LAKE LORMAN COMMUNITY NEWS

Special Annual Meeting Edition November 2022

Annual Meeting – December 12th

PLEASE NOTE THAT ANY DISCUSSION REGARDING THE UPCOMING ANNUAL MEETING AND ITEMS ON THE BALLOT WILL TAKE PLACE AT THE NOVEMBER 21st MEETING.

Special Annual Meeting Arrangements: Due to the ease of voting last year and the requests of our neighbors, the Lake Lorman Board has agreed upon the following structure for the annual meeting on December 12:

- The **Annual Meeting** will be at the Clubhouse beginning at 7:30 pm, December 12, as prescribed in the bylaws. **Everyone is invited to attend.** We will take up nominations to the Board from the floor as the first order of business. This information will be provided to those taking up ballots at the fire station and passed on for the lot owners' consideration.
- **Voting** will be conducted at the **fire station** by drive-through. At the fire station each lot owner will drive into the left hand driveway from Lake Cavalier Road, circling around the back of the Fire Station through an open bay of the station where they will be checked to insure they are up to date with all Homeowners' Association responsibilities and eligible to vote. A ballot will be provided on arrival.
- At the fire station, the lot owners will fill out their ballots, then pull forward and give their ballots to the volunteer to be placed in the ballot box from their cars.
- After depositing the ballot, lot owners will exit the station back to Lake Cavalier Road.
- In an effort to insure an orderly and timely procession of voters the following alphabetically divided groups are asked to vote at the allotted times:

7:45 A - G 8:15 H - P 8:45 R - Z

- Ballots will **NOT** be accepted any way other than this method which will satisfy our Covenants requirement that residents **MUST BE PRESENT** to vote at the Annual Meeting. Voting will close by 9:00 p.m. unless you are in line at that time, then your ballot will be taken.
- We must have a quorum (20% of lot owners) for the meeting to be valid so please understand how important it is that as many as possible participate and vote.
- One person collecting and delivering ballots from several residents will **NOT** be permitted.

The Board thinks this to be a viable option to get the vote done and meet the requirements of the Annual Meeting. Your assistance, patience and understanding are appreciated and essential to the success of this Annual Business Meeting and elections of the Lake Lorman Corporation.

NOTE: If you need to review the items to be voted on you can access this information on the Lake Lorman website, click on the Minutes page (you will need to sign in) and scroll down.... A link to the Annual Meeting Notice Letter will be on the left side of the Minutes page.

Board President Reports

by Diane Pumphrey

The Lake Lorman Board is recommending an increase in dues at the annual meeting of \$50 per lot. This is part of the budget proposal. The Board is very mindful of being good stewards to our lakes and the finances that they have been entrusted with by lot owners. There are fixed costs in our budget which include the cost of landscaping and upkeep for the gates and dams, cleaning and set up of the clubhouse for meetings and events, and cost of utilities for the clubhouse. The budget also includes the needed upkeep to the lakes themselves. Just as with our home finances, the Board looks at the budget, at what has to be paid and what needs to be done for upkeep of the lakes and makes the best decisions given the circumstances as to where the limited resources need to be spent. The last increase in the annual dues was in December 2014, which raised the dues from \$330.00 to \$500.00 for the 2015 Budget. Thanks to Kelley Dickinson for setting out in detail information on the budget for the past fiscal year in this newsletter. Although the amount paid out for upkeep of the lakes was an anomaly for this year given the work required by the MDEQ, the Board requests a yes vote on the budget for 2023.

Candidates for the 2022 Board

Four candidates for the Lake Lorman Corporation Board of Directors will be on next month's ballot – two new faces and two familiar ones. **Gene Delancy** and **Tony Tharpe** volunteered to serve the two year term if elected. **Carter Clarke** and **Bill Hulett** have agreed to run for re-election to a second term. **Gabe Grothe** will rotate off the Board. We thank you, Gabe, for your service to Lake Lorman.

Woody Holt has agreed to run for another 5 year term on the **Lake Lorman Utility District**.

Nominations will be taken from the floor at the December meeting **at the clubhouse** prior to the voting which will take place at the fire station as we did last year. When owners cast their ballots, they will be able to write in the names of any candidates nominated **at the clubhouse because the board will post those names at the fire station**. Lot owners can also write in candidates of their choice on the ballot.



Vivian and Carter Clarke

Carter Clarke lives in Gate1 and is the current Treasurer for Lake Lorman and head of the Roads Committee. He is running for re-election to continue his support for the neighborhood. "This next year (2023) is Phase IV of the Lake Lorman Road Plan established in 2016 to repair potholes and resurface roads. I would love to be a part of this next stage of continuing the improvement of our neighborhood." Carter enjoys spending his time at the lake with his family, friends and girlfriend, Vivian.'

Gene Delancy has been a resident of Lorman Lane since 1995. He is retired from the automotive industry where his work experience included manufacturing, sales and service. He served over five years in the US Air Force in the finance department. Gene is also a past Lake Lorman Board Member having served in 2006. He is an active member of First Baptist Church in Madison and an avid Mississippi State University sports fan. Gene says, "I am looking forward to serving on the Lake Board for the betterment of the Lake community".



Gene Delancy



Bill Hulett

I am **Bill Hulett** and I have served as the construction committee chairman for the past two years. I am seeking re-election so that I might continue this position on the board. My wife and I bought our Lake Lorman house 25 years ago and have lived permanently here for 12 years. In another life I was an anesthesiologist but now I consider myself a "trust fund retiree" in that I trust my funds will last through my retirement years. I spend most of my time watching someone else's children play college sports and occasionally can be found pretending to play tennis and bridge.

Tony Tharpe, his wife Judy, and daughter Lori, have lived at the lake since 2008. After long management careers at United Parcel Service and vice-president at a local medical software company, Tony is currently employed with the Center for Telehealth at University of MS Medical Center. Tony says, "As a long time resident, I am interested in maintaining the lake standards which have provided this beautiful place to live."



Tony Tharpe



l. to r. Brady, Woody & Kevin Holt

Woody Holt has been a resident of Lake Lorman since 1979. He worked in the corporate world for 25 years and since 2000 had his own construction company, Lakefront Construction specializing in boathouses, sea walls and piers. He deals daily with utility companies and other construction projects. Woody has served on the Lake Lorman Utility Board for 20+ years. He also represents Lake Lorman Utility District on the Madison County Waste Water Board. Married to his wife Cindy for 48 years and has 2 sons and daughters-in-law Kevin (Kristina), Brady (Belinda) and 3 grandchildren, Blake, Rob and Carrie Grace.

Lake Finances

by Kelley Dickinson

With the highest inflation in decades, the stock market in bear territory, and the federal deficit over \$3 trillion, it seems financial matters are on everyone's mind. Lake Lorman residents have four different accounts to keep in mind with regard to lake business.

Diane Pumphrey is the president of the Lake Lorman Corporation Board. She recently talked with me about the lake's finances. The board's operating budget is what most residents are familiar with and all lot owners get to vote on this budget each December at the annual meeting for the upcoming year.

The budget proposed by the board last year was voted down so there was no increase in dues. Diane said that through October 19, we have spent \$251,561. By the end of the year, she estimated, we will have spent about \$280,000.

By far the major expense that Lake Lorman incurred this year was improving the dam to meet Mississippi Department of Environmental Quality requirements. The contractor's cost for that has been \$204,989. It also includes an extra amount for the fuel which was agreed upon because of the increased cost of the fuel. We still owe about \$6,000 for the engineer fees involved in developing the dam project for the MDEQ's approval and overseeing the work.

Diane explained the dam work was paid for with the balance in our bank account at the end of 2021, which was about \$137,332 and this year's lot dues and other fees collected, about \$123,000. The additional money has been used to pay our regular operating bills. The four largest expenses this year after the dam have been lake maintenance, grounds maintenance, utilities, and insurance.

The lake also maintains an emergency fund. Diane said this currently has a balance of \$24,371. "We will use those monies if needed to pay operating expenses and we have a line of credit," she explained. The board had taken out a line of credit in preparation for the dam work but it was not needed so it has not been tapped.

Looking ahead to next year, the board projects it will need \$150,049 and will ask lot owners to approve raising the annual dues by \$50 per lot. Diane explained the cost of everything has gone up this year and

is expected to increase next year. She cited the cost of fertilizer, lime, utilities, and workers. Lake maintenance will be the biggest expense, with a proposed budget of \$77,000. The majority of that will be \$35,000 if the MDEQ requires riprap placed on the lake side front of the dam. The total proposed 2023 budget provides for expenditures of \$150,049. Other major anticipated expenses, in addition to lake maintenance, are legal fees (\$20,000), grounds maintenance (\$13,000), utilities (\$9,800), and insurance (\$9,100). Board treasurer Carter Clarke seconded Diane's comments about raising the dues. "Speaking as treasurer and reviewing all of our finances and the increase in cost of everything, we really need to push for this \$50 increase."

Lake Lorman also has a Road Trust Fund, which currently has \$104,477. Major road work is done according to a seven year plan developed by a road trust committee. This committee has three permanent members to ensure continuity. Diane and Carter Clarke, who is also head of the roads committee, explained that no work was done this year on the roads because we are ahead the plan so no money was taken this year from the fund. Minor road work done throughout the year as needed comes out of the lake's operating budget. Carter Clarke noted that funds will be used in 2023 for repairing potholes and resurfacing Lakeshore Drive (starting at Lorman Lane), Lakeshore Court, and Northshore Drive.



Sunday Afternoon on the Lake
by Diane Pumphrey



I hope that if you were home on the afternoon of October 23, 2022, you had your doors open, or were lakeside to hear to dulcet tones of the LOCO's Band featuring Tim Avalon. He was set up at Betty and Craig Lang's lot on Coker Road. The patio and boat house were with decorated with pumpkins and flowers which were equally inviting from shore and boats. Both Betty and Craig joined Tim and several other local talents to entertain the crowd with tunes which were flavored with both blue grass and country themes and tones. Betty was on the guitar and provided vocal accompaniment. Craig provided his talents to the group playing one of his many harmonicas. It was a delightful afternoon with boats tied to one another and the

pier along with kayakers floating amongst their neighbors. In addition, there was sharing of food and drink to make an afternoon of fellowship, friendship and frivolity. What a delightful way to spend an afternoon on the lake. The performance and the get together makes you realize how important and

special this community is to our neighbors and friends. The camaraderie was apparent among those in attendance. Perhaps in the future, the Langs will get this group together again and have the concert at the clubhouse.



The Bird's Eye View

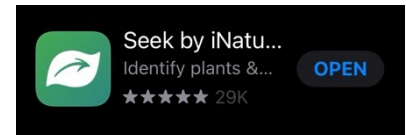
by
Dale & Sarah Lea Anglin

Have you ever seen a bird and asked, "What's that bird?" We have. We've also heard bird calls, chirps, and songs and asked the same question. It usually goes like this: We're hiking around the lake during migration, Sarah Lea hears a

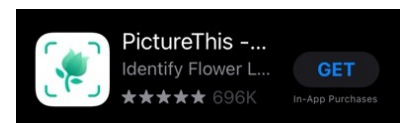
song that sounds different (meaning, not one that's been heard lately), and asks, "Dale, what's that bird?" Full disclosure here, Dale is much better at birding by ear. We search for the bird visually, and if we see it, we hope we can identify it; that is not, however, always the case. Sometimes we see it and can't identify it; sometimes we only hear it. Having learned to identify birds visually over 40 years ago, until recently neither of us realized we carried in our pockets the ability to help with auditory bird identifications (as well as visual ones). Enter the smart phone, and Cornell Ornithology Laboratory's App called "Merlin Bird ID". This little gem can help you identify a bird if you get a photo of it (good luck with that), but even better, if you record a bird's vocalizations through the app, it will often give you the name of the exact bird you are hearing! When we downloaded the app, we selected our region (US Southeast) and the very first call we recorded (American Crow) was correctly identified in fewer than 10 seconds! So if you're interested in *free* (did we say it is free? It is *free*!) bird identification help, download Merlin Bird ID and have some fun.



For those of you who are equally interested in living organisms that aren't birds, including plants, insects, mushrooms, spiders, mammals and more, the free app "Seek" by iNaturalist is a must-have. We recently took a bike trip from Pittsburgh to Washington, D.C., and most of our photos of Dale look like this one, where Dale is leaning over his bike pointing his phone at a specimen. He had a grand time identifying various plants and fungi all along the trail using the "Seek" app.



Finally, another app that has been recommended to us is for flower identification, and is called "Picture This". We've not used it, but we're told it works quite nicely.



For all of these apps, be aware that the identifications are the best the app can provide and are *suggested* identifications. Before you pull up that mulberry sapling that was misidentified as ragweed (because they look similar when all you use is a young leaf...just ask Sarah Lea about this...), double check all of your information. Make sure that the identification makes sense for the habitat, climate, and general location. It should be obvious that one should NEVER use an app identification as the sole information if you plan to EAT the plant, mushroom, etc...just say “no” to that idea. Other than avoiding plant or mushroom identification for culinary purposes, we highly recommend that you download one or more of these apps and go have some fun identifying birds and other organisms!



Not a common anole but the word is it taste like chicken

Some notes about Edith:

by Bob Marsh

Edith has been in and out of our neighborhood for almost 6 years now. She first arrived near the beginning of 2017, stayed briefly, then left but returned in June 2017. She left again in January of 2018 and stayed away several months. She then left again in January of 2019 and returned in June of 2020. She stayed until May of 2021 and was gone for almost a year and a half, returning in October of 2022. It's a mystery where she spends her “lost” time but we can be pleased that she has a GPS to admire.

Edith is a female mute swan, at least 7 years old and weighs about 18 to 20 pounds. Her wingspan is in the range of 4 feet. In general, swans have a reputation of being very aggressive, but this applies only when they are in a breeding cycle. It is not evident that Edith has ever had a breeding mate. Mute swans can live up to 30 or more years, so Lake Lorman will hopefully be blessed with her presence long after some of us are gone! Edith is very non-aggressive. She has much curiosity and will paddle over to check out any activity she sees on a lot, including dogs. She tolerates other birds, mallards, geese, buffleheads, egrets, and herons. But she will not tolerate white pelicans and has been seen running off a squadron of more than 50 white pelicans.



Edith has a big appetite and spends a good deal of time with her head under water foraging for vegetation or any bite-sized critters. She cruises the shoreline for seed and grass. She also likes floating catfish food. She has been known to eat watermelon (red only). Bread is a big no-no for Edith or any water bird because it can choke them.

We enjoy Edith's presence, her grace and elegance. May she live long and prosper.

Our Lake Lorman Neighborhood is growing



The McCoy Family

Ken and Lauren McCoy, 133 Lakeshore Dr.

What brought you to Lake Lorman?

As long time Madison residents, we've always liked this area for its beauty and casual lake feel. We have several friends that live in the area, but had struggled with letting go of the home and neighborhood that we loved. A year ago, we found the home that we thought would work for us, and here we are!



Favorite activities on and off the lake:

Ken enjoys tennis and pickle ball, and biking. Lauren enjoys walking, biking, and sewing. We enjoy family time and being outdoors.

Our Family: Ken recently retired after a career in biotech sales, and Lauren (formerly a PT), has a home embroidery business. We have three adult children, two of whom are married. Nick and Landon Yucatonis live in Madison with their two boys, Tait and Hayes. Ashtyn lives with us. Matt and Amelia McCoy live in Brandon, and are expecting a baby girl, Ruth, in March. We have two dogs, Charlee and Camp.

Favorite thing about living at Lake Lorman:
Kayaking at sunset.





The Colletti Family

Chris and Monica Colletti, 340 Lakeshore Drive

What brought you to Lake Lorman?

During Covid we moved from San Jose, California to live with Monica's mother to wait out the pandemic. She had a pond, and our youngest son, Nicolas, learned to fish. Once we decided to stay in Mississippi, we thought it would be fun to live near some water. We also wanted a little more space for our dog, Bella. We looked at Lake Caroline, but it seemed more crowded than we wanted. Karen (de Kock) suggested we should look at Lake Lorman. Once we came out and saw the community, we decided it was just what we were looking for. After looking at several houses, we finally found one that worked for our family, and we love it!



Bella

What are your favorite activities, both

on and off the lake?

We love the neighbors at Lorman. We enjoy walking Bella in the neighborhood, though we laugh that it's hard to get your heart rate up because you want to stop and talk all the time. We enjoy sitting on our porch looking out at the water and the lights across the little lake. One of the things we were looking for in Mississippi was a slower pace of life. We've enjoyed the less busy lifestyle, which has allowed us to enjoy participating in local events. We've been to plays and listened to music, we've had people over for dinner – those are things we always felt too exhausted to do before.

Tell me a little bit about your family. Pets?

Monica is a native Mississippian who left after college to study abroad and then moved to California; Chris is from the midwest, Chicago and Wisconsin who moved to California for work after teaching English in Japan. We have two sons: Max is a sophomore at Millsaps, and Nicolas is a 7th grader at St. Andrew's. Chris is a licensed marriage and family therapist and has been working for a couple of practices in Madison. Monica teaches 6th grade English at St. Andrew's. We have a sweet puppy, Bella, who adores chasing a ball and swimming. She may be the happiest person in our family to be living at Lake Lorman--life on the lake is

good for her!

What is your favorite thing about living at Lake Lorman?

Neighbors, peace and quiet, and nature.





As we head into the holiday season and cooler weather (we can hope!), I am always on the lookout for recipes that are inexpensive, simple, quick to get on the table, and freeze well. All that and they must taste good too! A tall order, but this one checks all the boxes and has over 18k 5 star reviews!

I found the recipe in New York Times Cooking and made it last week. My family really enjoyed it and I am already thinking about when I can make it again.

We like our food highly seasoned, so I ended up adding more seasonings, but the recipe is flexible so you can tailor it to suit your tastes. The lemon and cilantro added at the end really make the dish pop – don't neglect them! This would be perfect with a grilled cheese sandwich.

I hope you enjoy.

RED LENTIL SOUP WITH LEMON



INGREDIENTS

Yield: 4 servings

- 3tablespoons olive oil, more for drizzling
- 1large onion, chopped
- 2garlic cloves, minced
- 1tablespoon tomato paste
- 1teaspoon ground cumin
- ¼teaspoon kosher salt, more to taste
- ¼teaspoon ground black pepper
- Pinch of ground chili powder or cayenne, more to

taste

- 1quart chicken or vegetable broth
- 1cup water
- 1cup red lentils
- 1large carrot, peeled and diced
- Juice of ½ lemon, more to taste
- 3 Tablespoons chopped fresh Cilantro

PREPARATION

1. **Step 1** - In a [large pot](#), heat 3 tablespoons oil over high heat until hot and shimmering. Add onion and garlic, and sauté until golden, about 4 minutes.
2. **Step 2** – Stir in tomato paste, cumin, salt, black pepper and chili powder or cayenne, and sauté for 2 minutes longer.
3. **Step 3** – Add broth, 1 cup water, lentils and carrot. Bring to a simmer, then partially cover pot and turn heat to medium-low. Simmer until lentils are soft, about 20-30 minutes. Taste and add salt if necessary.
4. **Step 4** – Using an immersion or regular blender or a food processor, purée half the soup then add it back to pot. Soup should be somewhat chunky. If you don't have a blender, just use a potato masher.
5. **Step 5** – Reheat soup if necessary, then stir in lemon juice and cilantro. Serve soup drizzled with good olive oil and dusted lightly with chili powder if desired.

Enjoy!

Save the Dates/Scheduled Events:

- Lake Lorman Utility District Board Meeting: Monday, November 14 – 7:00 p.m.
- Lake Lorman Corporation Board Meeting: Monday, November 21 – 6:00 p.m.
- Lake Lorman **Annual Meeting**: Monday, December 12 – 7:30 p.m.
- Lake Lorman Utility District Board Meeting: Monday, January 9 – 7:00 p.m.
- Lake Lorman Corporation Board Meeting: Monday, January 16 – 6:00 p.m.

Be sure to check the [Calendar](#) on the Lake Lorman website for scheduled activities, meetings and events.

Twin Lakes Baptist Church: You Are Invited ~ Everyone Welcome

Sunday School: 9:30 am

Sunday Morning Worship: 10:30 am.

Wednesday Service: 6:00 p.m. Adults, Children and Youth services

The church website address is: <https://www.twinlakesmadison.org>

ALL ARE INVITED

Notice to Residents: Your help is needed in order to make the Newsletter comprehensive, interesting, informative and meaningful. Contact any Communications Committee member with suggestions for stories of interest, "Letters to the Editor", school awards, births, weddings, trips, etc. We reserve the right to edit to fit available space. We will make every attempt to contact those who provide articles, etc. prior to publication if changes are necessary. Any submissions should be sent to petemills@lakelormanms.com with proper info as to how to contact contributor.

Communications Committee

Pete Mills, Chair

Kelley Dickinson - Allie Elkin - Kay French - Bill Jones - Glenn Sanford

Special Contributors

Sarah Lea Anglin – Dale Anglin – Bob Marsh – Diane Pumphrey

If you know of a neighbor who does not do "computer" please let us know and we will get a hard copy delivered... we want everyone involved in our Lake Lorman Community.

For additional lake information: <http://www.lakelormanms.com> and on Facebook <http://www.facebook.com/pages/Madison-MS/Lake-Lorman/309416818289>.

Change Happens: Please let us know of changes to your email or home address at: info@lakelormanms.com