



# LAKE LORMAN COMMUNITY NEWS

Special Edition ~ November, Annual Meeting 2023

## Updates and Comments From the Board President

*by Diane Pumphrey*

The Board extends an invitation to the Lake Lorman community to attend the **November 27, 2023**, Board Meeting at the Clubhouse beginning at **6:00 p.m.** should you have any questions about the annual meeting, the Board candidates, the budget or the proposed covenant changes that were mailed out on October 10, 2023.

As a reminder, the Annual Meeting of Lake Lorman Corporation will be held on **December 11, 2023** at 7:30 p.m. at the Clubhouse. At this meeting, there will be a vote for three new Board members and one Utility District representative. The new Board members are to be decided by the majority vote of those owners present at this meeting. The annual Budget is also approved or not approved by a vote of 51% of the owners present. If the proposed Budget for 2024 is not approved then the Budget of 2023 remains in effect for 2024.

The Board considered the dam safety program implemented by the Mississippi Department of Environmental Quality (MDEQ) to protect people and property from the consequences of dam failure on all regulated dams in coming up with the published budget. Under this program, the big dam on Lake Lorman was inspected to determine its operational safety and structural integrity. It has been recommended that additional rip-rap be placed on the face of the dam to protect the integrity of the dam. The cost is projected to be \$55,000. In addition, there is work to be done on the back of the dam which was due, in part, to the drought preventing the grass from growing which caused some erosion.

Our operating budget includes expenses for the cost of lake maintenance, grounds upkeep, insurance, utilities and other items. The operating budget does not include any refundable construction deposits which total \$15,000. By the end of the year, it is projected that we will start the new year with approximately \$21,000 in the operating budget. This will be used for operations as dues from lot owners are not required to be paid until the end of March. With this in mind, the Board has proposed a one time, \$200 per lot assessment in the 2024 budget. This would be in addition to the \$550 per lot assessment and dues, and the yearly \$200 road assessment.

The proposed covenant change would require the owner of any lot upon which construction is to take place submit a non-refundable deposit of \$2,000 to the Board. The covenants provide that an owner is responsible for any and all resulting damages to Lake Lorman property including, but not limited to, roads, ditches, culverts, other drainage structures, signs, or trees. This non-refundable deposit would be due before commencing any portion of the construction, including preliminary dirt work and grading. In addition, a lot owner will be responsible for any damages which exceed the \$2,000 non-refundable deposit. The lot owner will be responsible for the excess and will remit payment for the excess immediately upon notice. The Board feels that a lower non-refundable deposit makes more sense in that the non-refundable deposit can be used in the budget for road repairs that are not included in the road trust plan such as repairs for potholes.

The Annual Meeting and voting will take place at the Clubhouse beginning at 7:30 p.m. as required by the Lake Lorman Covenants.

**LAKE LORMAN CORPORATION  
BUDGET 2024**

**INCOME**

4010 – Lot/Assoc. Dues	\$132,000
4010 – Assessment	\$48,000 <sup>1</sup>
4015 – Rentals/Clubhouse	\$2,250
4100 – Interest Income	\$100
4230 – Boat Stickers	\$1,000
4300 – Late Payment Fees	\$900

**TOTAL INCOME**

**\$184,250.00**

4011 – Road Assess \$47,200<sup>2</sup>

**EXPENSES**

6010 – Accounting Fees	\$5,000
6020 -- Bank Charges	\$240
6040 – Clubhouse Maint/Supplies	\$4,500
6050 – Grounds Maintenance	\$13,000
6055 – Hospitality	\$2,000
6061 – Insurance Package	\$9,100
6064 – Ins. Treasurer’s Bond	\$489
6070 – Utilities	\$9,800
6080 – Lake Maintenance	\$94,500
6085 – Legal Fees	\$15,000
6100 – Office/Postage/Other	\$500
6101 – Newsletter/Expenses	\$200
6110 – R.E. Taxes	\$3,200
6200 – Road Repairs/Maint	\$3,000

**TOTAL EXPENSES**

**\$160,429.00**

**NET GAIN**

**\$23,821.00**

<sup>1</sup> This is a one time maintenance assessment of \$200 per lot.

<sup>2</sup> Road Trust Monies not included in operating budget.

Comparison of Proposed 2024 Budget to 2023 Budget.  
The differences are noted in blue (2024) and red (2023).

LAKE LORMAN CORPORATION BUDGET 2024		LAKE LORMAN CORPORATION BUDGET 2023	
<b>INCOME</b>		<b>INCOME</b>	
4010 – Lot/Assoc. Dues	\$132,000	4010 – Lot/Assoc. Dues	\$132,000
4010 – Assessment	\$48,000 <sup>1</sup> <b>\$48,000/\$0</b>	4015 – Rentals/Clubhouse	\$2,250
4015 – Rentals/Clubhouse	\$2,250	4100 – Interest Income	\$100
4100 – Interest Income	\$100	4230 – Gate Keys/Boat Stickers	\$9,000
4230 – Boat Stickers	\$1,000 <b>\$1,000/\$9,000</b>	4300 – Late Payment Fees	\$1,800
4300 – Late Payment Fees	\$900 <b>\$900/\$1,800</b>	<b>TOTAL INCOME</b>	<b>\$145,150.00</b>
<b>TOTAL INCOME</b>	<b>\$184,250.00</b> <b>\$184,250/\$145,150</b>		4011 – Road Assess \$47,200 <sup>2</sup>
	4011 – Road Assess \$47,200 <sup>2</sup>	<b>EXPENSES</b>	
<b>EXPENSES</b>		6010 – Accounting Fees	\$5,000
6010 – Accounting Fees	\$5,000	6020 – Bank Charges	\$160
6020 – Bank Charges	\$240 <b>\$240/\$160</b>	6040 – Clubhouse Maint/Supplies	\$4,000
6040 – Clubhouse Maint/Supplies	\$4,500 <b>\$4,500/\$4,000</b>	6050 – Grounds Maintenance	\$13,000
6050 – Grounds Maintenance	\$13,000	6055 – Hospitality	\$2,000
6055 – Hospitality	\$2,000	6061 – Insurance Package	\$9,100
6061 – Insurance Package	\$9,100	6064 – Ins. Treasurer’s Bond	\$489
6064 – Ins. Treasurer’s Bond	\$489	6070 – Utilities	\$9,800
6070 – Utilities	\$9,800	6080 – Lake Maintenance	\$77,500
6080 – Lake Maintenance	\$94,500 <b>\$94,500/\$77,500</b>	6085 – Legal Fees	\$20,000
6085 – Legal Fees	\$15,000 <b>\$15,000/\$20,000</b>	6100 – Office/Postage/Other	\$600
6100 – Office/Postage/Other	\$500 <b>\$500/\$600</b>	6101 – Newsletter/Expenses	\$200
6101 – Newsletter/Expenses	\$200	6110 – R.E. Taxes	\$3,200
6110 – R.E. Taxes	\$3,200	6200 – Road Repairs/Maint	\$5,000
6200 – Road Repairs/Maint	\$3,000	<b>TOTAL EXPENSES</b>	<b>\$150,049.00</b>
<b>TOTAL EXPENSES</b>	<b>\$160,429.00</b> <b>\$160,429/\$150,049</b>	<b>NET LOSS</b>	<b>(\$4,899.00)</b>
<b>NET GAIN</b>	<b>\$23,821.00</b> <b>\$23,821/-\$4,899</b>		

<sup>1</sup> This is a one time maintenance assessment of \$200 per lot.

<sup>2</sup> Road Trust Monies not included in operating budget.

<sup>3</sup> Road Trust Monies not included in operating budget.

**Meet the December Candidates:**

In addition to the budget and the proposed covenant changes sent out by the board to lot owners last month, at our annual meeting in December we will be voting for candidates to fill three vacancies on our board and one seat on the utility district. The nomination for the Lake Lorman Utility District is a bit different from our board candidates. The Madison County Board of Supervisors actually makes the appointment to the utility district. However, it is customary for the supervisors to name the candidate we have chosen at our annual meeting. The following are candidates who have already expressed a willingness to serve if elected. As always, nominations will also be allowed from the floor at the meeting.

**Lake Lorman Utility District candidate:**

**Linda McCraw** moved to Lake Lorman in 1976 with Richard, her husband of more than fifty years. She has served on the utility board for 15 years. She is an accountant and serves as secretary for the utility district. She has also served on the Lake Lorman board. Linda loves to read and swim. Her favorite thing about Lake Lorman is the water. Linda has agreed to continue being on the LLUD board because she wants the lake to be an asset and she wants to do her part to keep this a great and successful community.



The following candidates are running for the three vacancies on the **Lake Lorman Corporation Board**. They have submitted bios or statements.

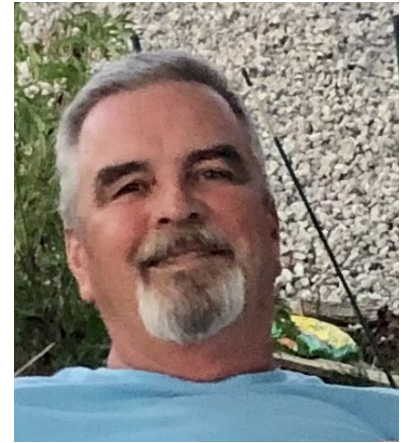
**Bob Mills:** Bob is seeking a second term on the board. He currently serves as Chairman of the Lakes and Dam Committee on the board and says, "I am running for another term on the board in order to see through some of the projects that we have been working on for the last couple of years." Bob and his wife Michelle purchased their home on Coker Road in 2018. Bob is an account manager of 36 years for Smithers-Oasis, a global manufacturing company with facilities in 28 countries. Michelle works at Jackson Academy. They have four adult children - 3 sons and a daughter - and two grandsons. Bob and Michelle are members of Twin Lakes Baptist Church. Bob states that the lake is our greatest asset for property value, and he wants to do whatever is possible to protect and enhance our lake and facilities. He would appreciate the opportunity to serve our residents for two more years.



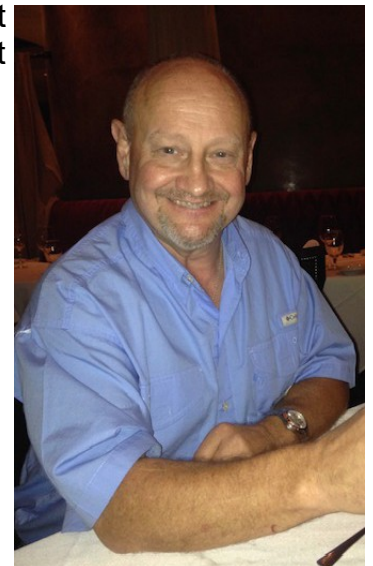
**Rick Anthony** and his wife Lonna moved to Lake Lorman in July 2018. We live at 109 Lakeshore Drive. We have the best neighbors and have made some great friends here. We have two adult sons that live nearby with their families including two grandsons. I served as President/GM for Thrasher Architectural Products for 20 years and started A&B Construction Specialties in 2013 where we sell commercial building specialties. Lonna is a retired school teacher.

I grew up in south Jackson and my first trips to Lake Lorman were in about 1967 at age 12. I had a neighbor, George Skinner, whose father had built the A frame house on Westline Drive among the first on the lake. George and I caught some bass and made valiant attempts at water skiing never knowing I would be living here full time some 50+ years later.

I realize it takes volunteers to conduct the duties of the board and my interest is helping to make decisions that are in the best interest of all lake members. I would appreciate your consideration in electing me to serve.



**Ric Schweitzer:** Ric and Teresa Ivey Schweitzer live in Gate 1 in the house that Teresa's parents, Jack and Merlene Ivey built. It was one of the first houses built on Lake Lorman and the family called it home since approximately 1969. Ric and Teresa have been married 22 years and have spent a lot of time at the lake boating, fishing, and enjoying life on the lake over the years. The couple permanently moved to the lake in December 2022. They have 5 children & 8 grandchildren, are avid Mississippi State fans and enjoy going to MSU football games. Ric has a strong sense of business with 44 years in management in companies including Waste Management, Mitchell Metal Products & lastly as Operations Manager at Attala Steel in Kosciusko, MS where he retired Summer 2021. Teresa is a nurse practitioner working part time with Premier Medical Group at their Goodman, MS location. Ric and Teresa have developed an LLC, Best Home Repairs, a small home repair business and he is currently working with Steady Home Maintenance, a subscription-based handyman business. Ric says, "I have been enjoying the lake for at least 25 years and I would love to help preserve this beautiful lake and offer my services to keep Lake Lorman a wonderful place to live. I have managed budgets in the millions and would like to offer "out of the box" ideas to help our community. I would like to help keep the lake up and dues down. I would appreciate your consideration in appointing me to the 2024 Lake Lorman Board".



**Candace Powell:** Jay and I have been married for over 30 years and much of that time has been spent living, playing and vacationing on the water. In 1995, our journey began by splitting time between our home of 12 years at Lake Caroline and south Florida. We have three children - Wyatt, McKinna, and Carson. We also have three dogs - Charlie, Rocky, and Maisy, and one cat, Oreo.

I am a nurse and currently work for Blue Cross and Blue Shield of Mississippi where I lead a statewide hospital quality initiative focused on improving patient safety and outcomes. Although I miss direct patient care, I enjoy partnering with over 30 hospitals to make care safer for all Mississippians.



I was drawn to Lake Lorman from the first time I ever visited 10 years ago. Years later, when we found our home in Gate 1, I fell in love all over again. After living on a much larger lake in Madison county, Lake Lorman felt safe to me. Its quaint, laid back feel is appealing, but the best kept secret of Lake Lorman is the community - the people who dwell and weekend here.

Why do I want to run for the Board?

I would be honored to serve on the Lake Lorman Board and reasons for doing so are several. As a member of this community, it is my goal to offer professional and organizational guidance required to strategically support and sustain the Lake Lorman community and its future.

I was first introduced to the board during our recent home renovation, and during those interactions, I found the board to be approachable, kind, and level minded. I would like to continue the board's work by offering my time, creative ideas for improvements, and communication skills.

My interest for serving on the Lake Lorman board truly aligns with one of my love languages which is "acts of service". It would be an honor to support and serve the Lake Lorman community.



The November 20, 2023 meeting of the Lake Lorman Board of Directors has been rescheduled to the 27th.

Everyone have a Happy Thanksgiving!



Long-time neighbor Carolyn DeVeer recently passed away after a long illness. Carolyn had been very active at Twin Lakes Baptist Church and the Lake Lorman Women's Bible study. Our condolences to her husband Bill and the family.



## The Bird's Eye View

by  
Dale & Sarah Lea Anglin

### Feeding and Attracting birds around Lake Lorman

Two things are needed to attract birds: a water source and a food source. The Lakes provide a water source, although if you want to attract birds to your yard, a bird bath—particularly

one that has moving water or a drip—will work very well. Wild Birds Unlimited has items that work well as additions to bird baths (including rocks that vibrate or attachments to hoses that will slowly drip—see this video: [https://www.wbu.com/product\\_videos/drip-or-mist-video/](https://www.wbu.com/product_videos/drip-or-mist-video/)). A variety of seed mixes and food items will attract a variety of birds. Some of these and the types of birds they attract are listed here.



**Mixed Wild Bird Seed:** Inexpensive mixes typically contain large quantities of milo and millet, as well as smaller amounts of cracked corn, millet, sunflower seeds, peanuts and other seeds or grains. Many different resident species and migrants will eat this. Mixed seed can be offered in many types of feeders, including hoppers, tubes, and mesh feeders, as well as open trays or platforms or even just sprinkled on the ground for easy feeding. Squirrels and raccoons tend to wreak havoc on feeders, so finding a critter-resistant feeder is helpful. Birds at the Lake that are often observed feeding on generic wild bird seed include: cardinals, nuthatches, titmice, chickadees, house finches, mourning doves, and white-throated sparrows and juncos. It helps to buy quality seed mixtures that are low in milo (small round red seeds), as these are very low in nutritional value and are often left uneaten if other food sources are available.

**Black Oil Sunflower Seed:** This is probably the most popular seed for the



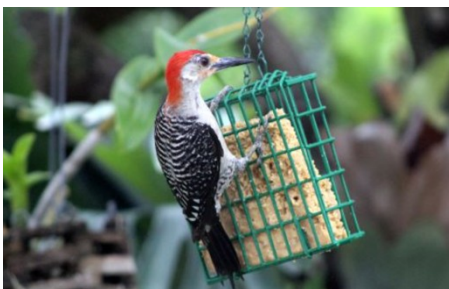
largest variety of birds. These seeds have a high oil content that many birds select over other seeds, so we purchase a bag of these seeds and mix them with our wild bird mix; you may also put the sunflower seeds alone in a tube feeder (just enough for a day, or the raccoons will come at night!) All of the birds listed above will select the sunflower seeds



first out of a wild bird mix, leaving the other seeds for later. Woodpeckers are fond of sunflower seeds as well.

**Shelled Peanuts:** These may be added to a seed mix or placed alone in a feeder. Woodpeckers, Jays, titmice, and even the tiny chickadees will select these if provided (even before the sunflower seeds)!

**Nyjer seed (also called thistle seed):** This is a high-fat, high protein seed that is often placed in a sock (called a thistle sock), a favorite of finches and siskins. When the goldfinches arrive, they will crowd on and around our thistle socks, emptying an entire sock in less than a week. Pine siskins, house finches, and purple finches will also be attracted to this seed. This seed is best used during winter months, as few birds eat it at the Lake during the summer.



**Suet cakes:** Suet cakes are typically made from animal fat (usually beef fat around here) with a variety of types of seeds, nuts, and/or fruits embedded in the fat. Peanuts, sunflower seeds, millet, corn, and various bits of dried fruits are commonly used. These are favorites of woodpeckers, kinglets, pine warblers, chickadees, and wrens at our house. The trick to suet cakes is to only use them in winter—they go rancid very quickly and grow moldy in warm temperatures. In the winter, however, they provide an excellent source of energy for birds.

**Mealworms:** While you can get these alive, for us it is easier to purchase dried mealworms. These mix easily with wild bird mix at any time of year, and immediately attract the attention of many bluebirds and wrens as well as a variety of warblers. While most of the warblers didn't eat the mealworms, a few will, and it is beautiful.



**Hummingbird Mix:** Mix 4 parts sugar to 1 part hot water and stir until dissolved, and place in a clean feeder. No need to add food coloring—it isn't healthy for humans or birds! It is recommended to clean hummingbird feeders every three days to ensure that bacterial contaminants don't harm the birds. Especially in the heat of summer in Mississippi, these sugary mixtures will harbor microorganisms that can harm the birds—so be cautious and always use clean feeders and fresh mixtures. You can store the mixture in a refrigerator for a week or so and distribute it in smaller amounts, avoiding waste.



Life Cycle of a Turkey

## **Save the Dates/Scheduled Events:**

- Lake Lorman Utility District Board Meeting: Monday, November 13 – 7:00 p.m.
- Lake Lorman Corporation Board Meeting: Monday, November 27 – 6:00 p.m.
- Lake Lorman Utility District Board Meeting: Monday, December 11 – 6:00 p.m.
- Lake Lorman Corporation Board **Annual Meeting**: Monday, December 11 – 7:30 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 All 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> (601-259-4567)

**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 [gsanford@lakelormanms.com](mailto:gsanford@lakelormanms.com) with proper info as to how to contact contributor.

### **Communications Committee**

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

**Special Contributors** Sarah Lea Anglin - Dale Anglin

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](mailto:info@lakelormanms.com)