

# Lake Lorman News

## *Catfish Rodeo: The Final Reveal* *By Gram Hopkins*

FIRST AND FOREMOST...WHAT A RESPONSE!!! BUT BEFORE WE GET DOWN TO THE NITTY GRITTY.....PLEASE ACKNOWLEDGE THE EFFORTS OF ALL THAT HAVE BE INVOLVED WITH THIS WORTHY PROJECT....31 REGISTERED FISHERMEN....AWESOME TURN OUT!!!!...LAKE LORMAN BOARD OF DIRECTORS...FOR THEIR MORAL AND FINANCIAL SUPPORT OF THIS PROJECT...AND LAST BUT CERTAINLY NOT LEAST BY ANY MEANS....THE LAKE LORMAN CATFISH RODEO ORGANIZERS....CHUCK TASMA...BARRY DICKERSON...LARRY HARKINS...MILTON JENKINS...BEN HAWTHORNE...MIKE CLARK...AS YOU WILL SEE WE COULD NOT HAVE CHARTED THIS KIND OF SUCCESS WITHOUT THE UNSELFISH EFFORTS OF THESE MEN...NOW TO THE REVEAL....

Lake Lorman Catfish Rodeo 2018 Results Total fish caught – 223 Total weight @ 6.5 lbs/ fish – 1450 lbs

Winners Kid's Prize Largest Fish \$25 Lake Anthony 7 lbs 14 oz Adult Prize Largest Fish \$205 Mac Patrick 10 lbs 6 oz Team Prizes for # of fish caught 1st place \$205, Mac Patricks' Team, 132 Fish 2nd place \$117, Gram Hopkins' Team, 30 Fish 3rd place \$58, Earl Hankins' Team, 26 Fish IT WAS AN ABSOLUTELY GORGEOUS WEEK END ON LAKE LORMAN.....BUT ISN'T THAT ALWAYS THE CASE!!!!!!!!!!!!HOWEVER IT'S AN EXCEPTIONAL WEEKEND WHEN YOU EXCEED THE GOAL BY 242%...BUT THE BIG WINNER IS LAKE LORMAN!!!



## Management Company Update

The Lake Lorman Corporation Board of Directors has included in the 2019 budget a line item for a management company. Since the Board consists of volunteers who generally have full-time jobs, it can be difficult to handle the daily responsibilities that come with managing a growing community. In the past 6 years, at least 79 properties have changed hands and/or new homes have been built, older homes have been renovated and weekenders have become full-time residents. With this progress comes more needs by lot owners and more attention needed to enforcing covenants, handling construction requests and maintenance of common areas. One way the Board feels this can be effectively handled is by hiring a management company.

Typically, a management company will take over much of the administrative duties the need to be handled on a regular basis. These can include, but are not limited to:

- Collecting dues
- Paying bills
- Collecting bids for contractors
- Work with the Board to develop an Order of Procedures for enforcing all covenants and Lake rules - clearly define the steps that will be taken if dues aren't paid, covenants are broken and rules aren't followed. The management company would then be responsible for sending out communication relating to enforcement. This alleviates the issues surrounding neighbors "policing" neighbors.
- Gather required construction application and supporting documentation before turning over to the Board Construction Committee for approval

It is important to understand, the management company will work FOR Lake Lorman Corporation. The neighborhood will not be relinquishing any control over any part of the lake to the management company. They are there to ASSIST the board in any way the board so deems. Decisions will not be made without board knowledge and approval. No lawsuit will be filed without board knowledge and approval.

Lake Lorman is one of very few local communities who do not use management companies to aid in the management of their neighborhoods. Lake Cavalier, while not using a management company, does employ 3-4 workers to manage their lake community and pays at least \$75K in salaries yearly. Their dues are double the assessment of Lake Lorman. Lake Caroline does use a management company and their dues are \$950 per year. Lake Lorman can hire a management company without any need to increase dues.

The Board approached three management companies. Homeland Security was unable to commit to managing another property at this time, but Ridgeway Lane and Orkin both have expressed interest in working with Lake Lorman. The Board is in the process of getting proposals from both companies. The Board provided lot owners with a copy of a general contract from Ridgeway Lane. While the Board hasn't signed any contracts, a definite price was set with each company, thus the amount stated in the budget.

Lot Owners will not be voting on a specific contract with a specific management company at the annual meeting. Lot Owners typically do not vote on contracts the board enters into on behalf of the membership. Some examples of this would be the annual contract for landscaping, termite protection or any contracts with contractors for repairs, updates or asphalt/road improvements (see By-Law below).

*ARTICLE rx.*

*Contracts. Loans. Checks and Deposits*

*Section 1. Contracts. Upon proper approval of the Board of Directors, the President or Vice-President is authorized to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation and to institute, join in, or become a party to any suit of law or in equity in which the Corporation may have an interest. The Secretary of the Corporation may attest the signatures of such officers and affix the corporate seal to any such instrument; however, the presence of such attesting signature or corporate seal shall not be required for the validity of such instrument unless required by law.*

Technically, lot owners are not really even voting on the proposed budget at the annual meeting, but on **the annual assessment or maintenance fee** for the upcoming year (see **By-Law below**). The Board did not increase the assessment fee for 2019, nor was it increased in 2018.

*Section I – Board of Directors*

*B. The owner of each aforesaid lot shall annually pay to the Board a maintenance charge in an amount assessed by the Board at the Annual Meeting. Said assessment shall be made by the Board consistent with an annual budget considered by the Board to be reasonable and necessary to properly provide and maintain various facilities and services to the Lake Lorman community. A copy of the proposed budget will be mailed to the lot owners listed on the then current mailing list of the Corporation no less than 20 days prior to the Annual Meeting. Provided, however, that such assessment may be rejected by the lot owners at the said Annual Meeting, if a majority of the lot owners voting in person for such rejection, the maintenance charge then in effect shall remain in effect for the next year.*

The Lake Lorman Corporation Board of Directors appreciates the trust the community places in us. We have the best interests of the community at heart and would never propose anything that would be harmful or non-beneficial to the community as a whole.

# Yard of the Month

Thank you to Cindy Holt for your sponsorship!



September: Mike & Diane Pumphrey on Lakeview Court.



October: Ed & Sandra Henson on Lakeshore Court



## Keeping It Clean

Did you know?

It costs Mississippi tax payers \$3 MILLION per year for litter cleanup solely on state maintained highways? And that's not counting city/county roads or neighborhoods. It takes everyone to work together to help keep Mississippi beautiful!

Last June, in an effort to curb the growing litter problem in the county, Madison County Supervisors voted to impose a minimum \$1,500 fine for any company hauling trash down county roads that doesn't tarp their vehicles.

District 4 Supervisor David Bishop made the motion to set the minimum fine. According to state law, vehicles engaged in the transportation of garbage and debris that do not tarp vehicles, allowing for trash to fly onto the roadways, can be subject to a maximum fine of \$25,000. Bishop also wanted to have a separate fine for people caught dumping trash, but that's governed by a different code section and the county can't create a minimum fine for those offenses.

"The only one that really doesn't have a minimum fine where we can step in and set a minimum fine would be (failure to properly tarp a vehicle and trash on the roadway)," Board Attorney Katie Bryant Snell said.

Bishop said the county needs to erect signs to alert motorists of the new fine.

Supervisors approved the minimum fine of \$1,500 in a 4-0 vote, with District 5 Supervisor Paul Griffin absent.

The roads adjacent to Lake Lorman are a visitor's first glimpse into our wonderful community. If you're out walking, please take the time to pick up any trash that you see. Another "Trash Pick Up Day" is in the works with Lake Cavalier. Details to follow.

Below is a link for a very short video on doing beautiful things from the national organization, Keep America Beautiful. [https://www.youtube.com/watch?v=hr9\\_ejs\\_yiM](https://www.youtube.com/watch?v=hr9_ejs_yiM)

### Little Shop of Horrors?

If you have recently been in Gate 7 and happen to turn down Lakeview Court, you might be wondering about the plant that seems to have taken over the garden on the left. Its not a cucumber or squash plant as some would think, but rather a type of gourd by the name of “Luffa Aegyptiaca”. That’s right – a loofah – the kind you use in the shower! The plants are extremely pest resistant and easy to grow. The small fruits may be eaten like zucchini (the homeowner hasn’t tried this yet!) or allowed to mature (about 150 days) into natural sponges. In addition to the fruit, the vines are covered with bright yellow flowers which serve to attract bees – a natural pollinator that is great for your garden.

So, if you are feeling adventurous, try planting something different next spring. You might have your very own Little Shop of Horrors!



## One more thing...

### LL Board Nominations—It's not too late!

We have three board members rotating off the board and will be electing 3 new residents to serve for a 2 year term. Any residents interested in running must be in good standing with all dues and bills current. We will be taking "write in" nominations from the floor on the night of our annual meeting, December 10th. If you have any questions- please contact Rebecca Broom.

### Lake Lorman Corporation Road

The Road Committee (Barry Woodward, Lucky Chaplain and Clint Brantley) recently oversaw phase 2 of the ten year road plan. Phase two included complete overlay of Lorman Lane. In addition, the committee was able to overlay Lakeview Court and Lakeshore Court. Rebecca Broom who serves on the board of directors over the Roads is also working on street sign replacement for the entire neighborhood. The new highly reflective signs will aid in any 911 calls and will help clean up outdated speed limit and missing street signs at our gate entrances and throughout the neighborhood.

We appreciate your support as we continue our major road project. A big thanks to the Road Committee for their efforts!

### Update of the Fire Station at the corner of Coker and Lake Cavalier Roads

The new Southwest Fire Station is underway at the corner of Lake Cavalier and Coker Road. The \$1.6 million dollar project began in March of 2018 and is scheduled to be complete in May 2019. Don Seagrove will have a more detailed update at the Lake Lorman Corporation Annual Meeting on Monday, December 10, 2018 at 7:30pm.

### A Note from Nextdoor

Our mission is to provide a trusted platform where neighbors work together to build stronger, safer, happier communities, all over the world.

We want all neighbors to feel welcome, safe, and respected when using Nextdoor. For that reason, we've developed a set of Community Guidelines describing what behaviors are – and are not – allowed on Nextdoor. The crux of our Guidelines can be boiled down to one simple statement: **Everyone here is your neighbor. Please treat each other with respect.**

### For additional information:

[https://help.nextdoor.com/s/article/community-guidelines?language=en\\_US](https://help.nextdoor.com/s/article/community-guidelines?language=en_US)