

# LAKE LORMAN COMMUNITY NEWS

## Important Contact Information:

### Board Members

Asper Antoon, President  
Larry Foote, Vice President  
Bill Cox, Secretary  
Lucky Chaplain, Treasurer  
Judy Lyons, Director  
Michael Olivier, Director  
Don Seagrove, Water

(601) 856-5754  
(601) 856-8235  
(601) 965-1996  
(601) 810-1067  
(601) 918-0797  
(601) 898-0569  
(601) 856-8583

## In Case of Emergency Always Call 911

Sheriff (911) (601) 859-2345  
Fire Department (911) (601) 856-4114  
Recycle (601) 855-5534  
Garbage (601) 855-5670  
Scott Wells, Critter Man (601) 826-7263  
Bear Creek (601) 856-5969  
Madison County Board of Supervisors  
Peggy Runnels, Sec. to Board (601) 855-5534

## Road Construction Completed

Mike Olivier, chair of the roads committee, reports that the spring road construction was finished last month at a cost of \$59,780. Work was done on Cedar Ridge Road, Lakeshore Court, and Lakeshore Drive from Lakeview Court to Lakeshore Court. Mike reports that there were some delays because of rainy weather, but the work was started February 22 and finished on March 25.

Mike recommended that when encountering heavy trucks on our roads, it would be a good idea to back up in to a driveway or side street so that the truck can remain in the center of the road. He pointed out that the asphalt is 6 inches deep in the center of the



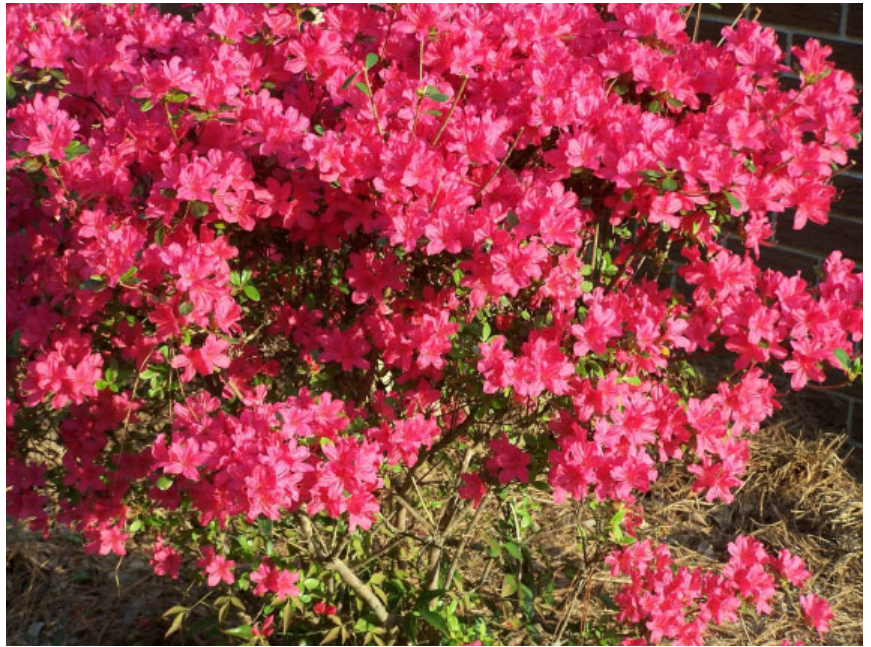
road and only 2 -3 inches deep on the shoulders. "It's to our advantage not to force heavy trucks to the shoulder because the shoulder is the weakest part of the road," he noted.

The roadwork comes with a one year guarantee for regular traffic, but does not cover damage done by heavy trucks or construction work. Mike said he discusses load limits with contractors to make sure they know and adhere to our weight limits.



## Lake Lorman Property Values

The picture for real estate in the nation has been grim for several years and not all analysts are sure the decline is over. Real estate prices on average are down about 30 % from their peak. Fitch ratings reported that prices could fall another 10% in 2011. Foreclosures are expected to reach record numbers this year. How has real estate fared in Madison County and Lake Lorman?



Cindy Holt, a Lake Lorman resident, is a realtor with ERA Real Estate Professionals. She said that real estate in the 7 county area of central Mississippi has fallen by 11-15% from the peak three years ago, according to figures supplied by the Jackson Association of Realtors. Last year 4 houses were sold in Lake Lorman, with prices ranging from just under \$207,000 to \$267,000. The average price was \$242,300 with an average price per square foot of \$131.58. The range was \$103 to \$144 per square foot.

Sherry Azordegan, of Sherry Azordegan Realty and also a lake resident, commented that our real estate market is very different from the national one. While we have a slower trend, we have also been more stable. She noted that while some properties went for a lot less than hoped, Lake Lorman has held up reasonably well and better than other lake communities. "We've been impacted, but you're not just buying a house. You're buying waterfront property in a community with a different feel and flavor than the branded neighborhoods where no one knows your name."



Another indicator of the health of real estate is the number of houses on the market and the length of time they remain unsold. There are more houses on the market than usual both in the seven county area and Lake Lorman, and they are not selling as fast. Cindy said "We used to put a sign in the yard and the house would sell almost immediately at a high price." Last year the average time on the market at the lake was 119 days, ranging from 18 to 212 days. The Jackson Association of Realtors reported there were 16 closings in the first week of the New Year in the seven county region,

whereas there are usually 50 to 60 in the same time period. Sherry Azordegan agreed, "Things are taking a little longer. But that can be overcome with good marketing."

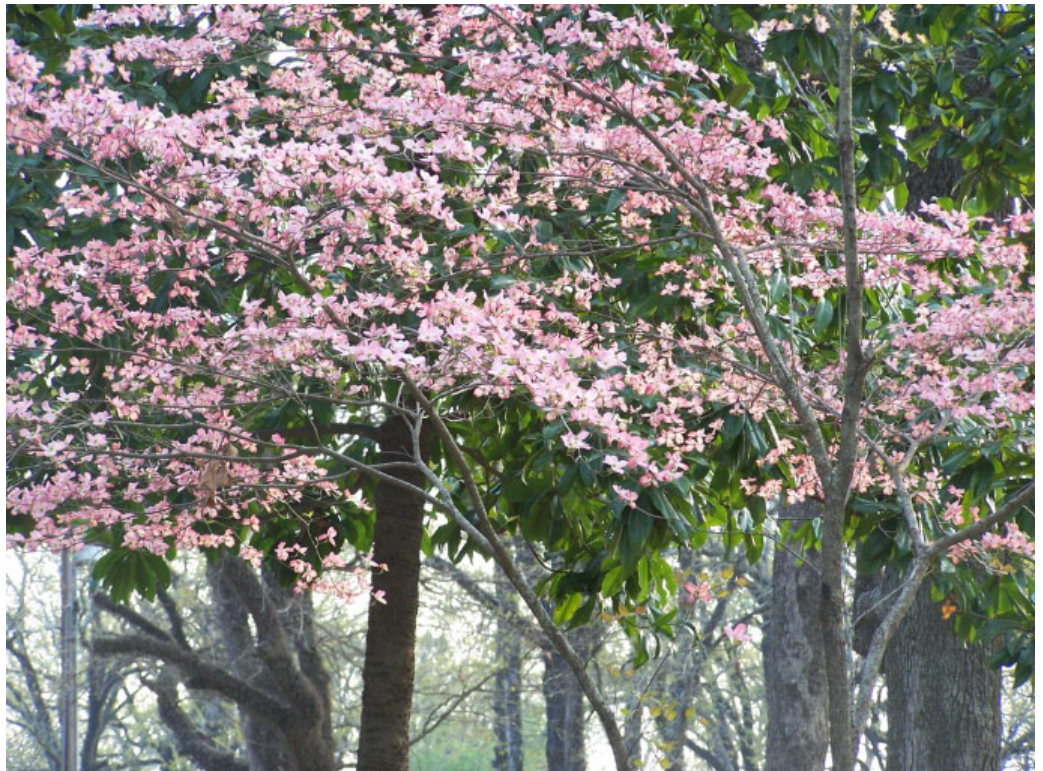
There are more houses for sale too. There are currently five houses and four lots for sale. Usually there are 2 or 3 homes at any one time, Cindy said. Sherry pointed out that the extra houses available are not a significant number for spring and are also the result of some life changes that have been taking place in the neighborhood.

When asked about the outlook, Cindy said that nationally foreclosures are a drag on the market continuing to bring down prices. She said they have affected some parts of Madison County but haven't been a problem at Lake Lorman. Another potential problem Cindy cited is the elimination of the mortgage interest deduction which Congress is considering. According to the National Association of Realtors 42 million taxpayers deducted \$172 billion in mortgage interest in 2008, which saved taxpayers \$43 billion. The NAR believes the elimination of the deduction would hurt prices because people are able to buy more expensive houses since they can deduct the interest. Cindy believes the mortgage interest deduction is a big reason we have home ownership and being able to deduct interest to lower taxes makes ownership more affordable. "If the lost tax savings are fully capitalized into the prices of houses, the average decline in value in the United States would be 17%," according to an NAR report.

Sherry commented that the lending market has also changed. She said a professional can help monitor the changes in financing to ensure a smooth transaction.

### **Dam Passes Inspection**

Larry Foote, who chairs the lakes and dam committee, reported at the March board meeting that our dam is in very good shape after an inspection by Aqua Engineering Services at the end of February. In a follow-up conversation, Larry said he had just received a letter from the Mississippi Department of Environmental Quality stating that the Lake Lorman dam is being maintained in a satisfactory condition and does not need another DEQ formal inspection for 3 years, with an annual inspection by the owners.



The inspectors from Aqua Engineering noted that previous sinkholes in the southern groin area that had been noted during the 2008 inspection had been filled in. The report also noted seepage just below the downstream toe north of the outlet channel. This is unchanged since the 2008 inspection and has been the same for more than 30 years according to residents, the report added.

No repair work is required by either the engineers or the DEQ, Larry said. However, there is a large oak tree within five yards of the old drain valve that could become problematic if the tree were knocked down in a storm. Larry said if a tornado or hurricane blew the tree over, the root ball could cause damage to the old, unused valve and drain the lake before repairs could be done. Accordingly, the board has decided to have the tree cut down to forestall a potential problem in the future.

Judy Lyons reported at the March board meeting that we are going to use the same ramp key and boat stickers for a second year to save money. If you need a new key or sticker, contact Judy.

Larry said the board is not trying to be policemen, but if residents see some unauthorized use or dangerous activity on the lake, they can contact him, Mike Olivier, or Judy Lyons.

### **Yard of the Month**



Yard of the Month for March - Ottis Byrd



Yard of the Month for April - Norma and Earl Hankins

The Yard of the Month committee selected Ottis Byrd's yard as the March Yard of the Month and Norma and Earl Hankins have the April Yard of the Month. Cindy Holt has been giving a \$25 Lowe's gift certificate since February to each yard of the month recipient. Pictures of the Yard of the Month and other spring pictures around the lake are available in the on-line version of the newsletter. Pictures this issue have been taken by Bill DeVeer, Diane Gunter, and Glenn Sanford.

### **Cathy Johnson Receives GIVE Award**



Cathy Johnson (Gate 7) was selected to receive the 2011 Governor's Initiative for Volunteer Excellence (GIVE) award for her volunteer work in education. Cathy and other award recipients were honored by Governor Barbour at a luncheon at the Mississippi Museum of Art on April 11. Cathy has taught GED skills to inmates at the Hinds County Detention Center for more than 15 years. Over that time she has had more than 50 GED graduates. Cathy has been involved in adult education for more than 40 years as she moved around the globe (more than 20 times) with her career Army husband. Hinds County is the 5th

jail that Cathy has taught in.

### **Redistricting Approved**

At its last meeting in March, the Madison County Board of Supervisors approved a redistricting plan that redrew the county map into different districts for the board of supervisors, justice courts, and constables. According to Arthur Johnston, the board's clerk, the plan must be approved by the

Justice Department of the federal government to ensure that it is in compliance with the Voting Rights Act. The redistricting was a result of the 2010 census.

In the new plan the Lake Lorman community is now in District 4, which runs along Lake Cavalier Road south to County Line Road and over to Highway 51, and the western part of the county north to the Big Black River. It includes about a third of the city of Canton. Since part of the border is Coker Road and Lake Cavalier Road, Lake Cavalier remains in District 3. Exact lines can be found at the Madison County website.



The current supervisor for District 4 is Karl Banks. Our supervisor had been D.I. Smith, who represents District 3.

The Board of Supervisors has filed a lawsuit in U.S. District Court to extend the qualifying deadline to June 1. Mr. Johnston explained that as a result of the redistricting candidates might not live in the same district and so no longer qualify in that district. He also noted that some people who hadn't been running might decide now to run. The extension, if granted by the court, gives candidates more time to qualify under the new district lines.

### **Update on Fire Department**

Don Seagrove reports that the utility board's proposal to merge with the Southwest Madison Fire Department is currently in limbo as a result of the county redistricting. He said he plans to meet soon with our new supervisor, Karl Banks, and go forward from where we left off with D.I. Smith.

### **CPR Classes**

Our Fire Department (SW Madison County) on Lake Cavalier Road has offered to sponsor a CPR class at the Clubhouse. We have suggested a Saturday or Sunday afternoon to accommodate those who work. If you or any member of your family is interested please contact Judy Lyons or Bill Jones.

### **New Neighbors**

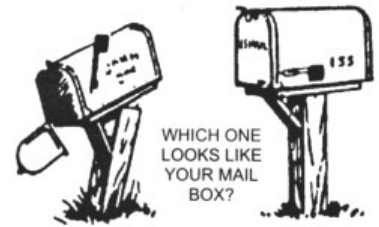
Joe and Kristal Golden have recently purchased a home on Coker Road and are looking forward to spending weekends enjoying the lake. Joe and Kristal have three children-Grace (15), Jackson (12), and Tanner (9). Their permanent home is in Dinsmoor.

### **Sprucing Up: Notes From The Dirt Dauber**

## **HAVE YOU HUGGED YOUR MAILBOX LATELY?**

Mailboxes are like a redheaded stepchild – They most often just get ignored, overlooked and because they just sit there - can become invisible.

This old dirt dauber, while buzzing around stuffing newsletters into them has observed some doozies! I have seen some that are the height of “Bumble bee cotton” (you have to be from the south – preferably Miss. Delta), others that would put that famous tower in Italy to shame, a few which have “weathered the storms” of many years and those poor old girls are in bad need of a face lift, tummy tuck or just full body replacement.



Stan (our mailman) has a time (so he tells me) with some of these since they don't meet the USPO standard height (42 to 46 inches) – distance from road (access), etc. He tells me he could refuse to leave mail in these, but nice guy that he is – he “muddles through” as it were.

People who come to the area (non-residents) look at mail boxes to find addresses – and if you would drive around with “their eye” you'll see what I mean. Neighborhood curb appeal is important.

Not too long ago I did that “eye review” with my “redheaded stepchild” and found after 20 plus years it was time to let it go and get a new one – nice numbers – some paint and even a little flower spot at the base. Not everyone needs to be so creative, but at least take a “new eye” and look at the “old girl” she may be fine – but a little “makeup” never hurts.

Speaking of Sprucing Up – Kudos go to Shirley Grace for taking a plastic bag when she walks and picking up “litter” cast out of cars by inconsiderate drivers. It would be a good deed if all walkers in the different gates adopted this practice – walking good – bending and squatting good, too – Just a thought –

Now is the time to put in summer bedding plants – Put a little fertilizer on the turf grass and generally clean up beds. I never plant my tomatoes in containers until I'm sure the cold (45 degrees or below) nights are gone for good.

A few people have discussed having a “garden-yard-plant” person come to club house and give a talk – maybe from a local nursery – college or county agent. If interested in such – call, email or snail mail the newsletter and we'll see what we can put together.

And some can pot begonias  
And some can bud a rose,  
And some are hardly fit to trust  
With anything that grows;  
But they can roll and trim the lawns  
And sift the sand and loam,  
For the Glory of the Garden  
Occupieth all who come.  
Rudyard Kipling  
“The Glory of the Garden”

Until Later – Good digging, **the dirt dauber**

## Remember:

Put your Recycle Container out before 7:00 a.m. on Wednesday or if you are not a morning person consider placing it by the road on Tuesday evening. If you are not recycling... Please Consider Doing So!

## Favorite Things (about living at Lake Lorman)

**Fred Sanders** said he loves to live at Lake Lorman because "it's more like family here. It's one of the best places where you can walk the streets and feel safe. I've been here 23 years and I'm not going anywhere."



**Peggy Eubanks** said what she likes best about living here is "It's the place to raise children."

**Mary Ann Sones** loves the community feel because of the great people who live at Lake Lorman.

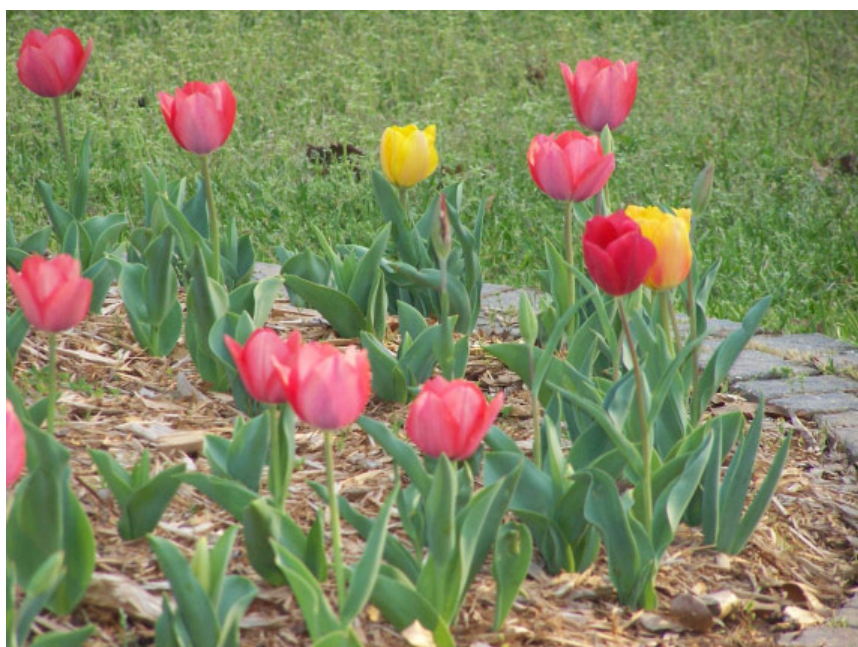
**John-Luke Cranmer** likes how close we are to nature living out here.

## SCHEDULED EVENTS:

- Board Meeting: Monday, April 18, 2011 6:00 p.m.
- Water Board Meeting: Monday, May 9, 2011 7:00 p.m.
- Water Board Meeting: Monday, June 13, 2011 7:00 p.m.

## Twin Lakes Baptist Church Welcomes You!

Service Times: Sunday - 10:30 am and 6:30 pm; Wednesday - 6:30 pm



## Easter Schedule:

Sunday, April 17<sup>th</sup> 4:30 pm - 6:30pm:

### **Children's Easter Egg Hunt** (open to community)

Calk Walk, Face Painting, Bunny races, Egg Hunt, Hot Dogs, Chips, & Drinks.

All you need to bring is a basket to hunt for plastic eggs filled with candy.

Friday, April 22<sup>nd</sup>

6:30 pm:      **Good Friday Service**

Sunday, April 24<sup>th</sup>

6:30 am:      **Sunrise Service** (outside unless rain)

7:30 am:      **Breakfast in Fellowship Hall** (sausage biscuits, donuts, coffee, orange juice)

9:30 am:      **Sunday school** (Bible study)

10:30 am:     **Worship Service** (Sanctuary Choir presents Easter Cantata)

6:30 pm:      **NO EVENING SERVICES!**

**We will reserve a place just for you!**

**Hugh Smith**, pastor

**Classifieds:**

**Dana White** is looking for a piano teacher. Please call her at **601-502-4223** if interested.

**Al Watts** has a 1999 Triton 18 foot SeaFlight for sale. The bay boat has a 150 hp Evinrude with a Ficht engine and a Great White trolling motor with 67 pound thrust. The boat has a trailer and many extras. Al is asking \$9800. You can reach him at **601-573-3528**.

**Margie Abel's** grandson, **Cooper Reid**, is doing general yard work this summer – mowing, weed eating, etc. He has equipment and transportation. Call Cooper at **601-573-1118**.



**Larry Foote**  
Mortgage Consultant

710 Avignon Dr.  
Ridgeland, MS 39157

Check with me if you are interested in a Reverse Mortgage  
Office (601) 856-1500 Home (601) 317-2773 Fax (601) 898-8061

LFOOTE@ENVOYMTG.COM



# Cindy Holt

601-937-6701 – Cell  
601-956-2222 – Office  
cindyholt2002@yahoo.com  
www.jacksonera.com



*We put getting better before getting bigger!*



### 173 Lakeshore Drive Lake Lorman, Madison

4BR/3.5BA located on two lots with breathtaking views of lake! Gorgeous stained glass windows throughout; fireplace and floor-to-ceiling windows; office; deck; two boat houses; workshop. Approx. 3334 sq. ft.  
**MLS # 229719 - \$475,000**



### 161 Lakeshore Drive Lake Lorman, Madison

Updated 3BR/2.5BA waterfront home with new carpet in bedrooms; two new heating & cooling units; new doors and windows; office or 4th bedroom; brick paver floors in kitchen, dining, and family room; screened porch. Approx. 2257 sq. ft.  
**MLS # 225128 - \$ 299,900**



### 220 Salem Square Salem Square S/D, Ridgeland

4BR/2BA with large living room plus family room with fireplace; wood laminate and ceramic tile flooring throughout; beautiful tilework and stainless appliances; mudroom; upstairs landing perfect for computer nook. Approximately 2100 sq. ft.  
**MLS # - 228261 - \$149,500**



### 107 Oak Ridge Circle Oak Ridge Estates, Madison

Updated 3BR/2.5BA split plan with formal living and dining; family room with fireplace and built-ins; breakfast area; laminate floors. Large lot backing up to woods. Approx. 1861 sq. ft.  
**MLS # 225138 - \$179,900**



### 303 Hastings Cove Cypress Lake S/D, Ridgeland

4BR/3.5BA split plan with formal dining; kitchen with large open keeping room with second fireplace; master with sitting area; pool and privacy fenced backyard with beautiful landscaping; HOA fee includes Courthouse membership. Approx. 3387 sq. ft.  
**MLS # 217864 - \$379,000**



### 131 Moss Lane Lake Cavalier, Madison

3BR/3BA split plan lakefront home on 3.6-acre lot at Lake Cavalier; oversized living room with fireplace and vaulted ceiling; large dining room; huge screened porch overlooking lake. Approx. 2400 sq. ft.  
**MLS # 227369 - \$525,000**



### 104 Hanging Moss Lane Lake Lorman, Madison

Vacation in your own backyard in this beautiful 3BR/2.5BA waterfront home with large sunroom at Lake Lorman on one acre lot with pier; wood floors throughout; office; master suite down with sitting room. Approx. 3100 sq. ft.  
**MLS # 225646 - \$389,900**



### 15 Village Green Court Northpointe S/D, NE Jackson

2BR/2BA garden home with sunroom and two additional rooms that could be office, etc; formal dining plus breakfast room; oversized living room with corner fireplace and wet bar. Approximately 2122 sq. ft.  
**MLS # 226448 - \$175,000**



### Lot 30 Moss Ridge Drive Lake Lorman, Madison

Beautiful tree-shaded lot on 175-acre lake with approx. 90' water frontage; neighborhood clubhouse.  
**MLS # 223204 - \$90,000**



### 104 Bristol Cove, Lot 62 Canterbury S/D, Ridgeland

Located on quiet cul-de-sac; minimum build 2800 sq. ft.; community clubhouse and pool.  
**MLS # 222194 - \$52,500**

## About Classifieds:

If you are a Lake Lorman Lot Owner Association member in good standing (dues paid, etc.) advertising a personal item (boat, lawnmower, table, etc.) listings are **free**.

Ads can be sent by e-mail. JPEG, PDF or Word Document preferred – PC compatible. Pictures of items can be placed in the online version of the newsletter but not in the hard copy edition. Please provide picture(s) in a jpeg format.



100% of all Business Advertisement Fees go to defray the cost of publishing the Newsletter.

Business Advertisement Price Guide	
Ad Size (+ or -)	Ad Cost
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½ Page	\$50.00
Full Page	\$100.00

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Not only is this a cost saving for your association but you also get the photos. Your email address will only be used to send the Newsletter and information from the association in a blind copy format and will not be used for other purposes or otherwise distributed.

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**LAKE LORMAN UTILITY DISTRICT**  
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CANTON, MS 39046  
601-856-5969

For additional lake information, visit the Lake Lorman website at <http://www.lakelormanms.com> and Facebook <http://www.facebook.com/pages/Lake-Lorman/309416818289?ref=ts#!/pages/Lake-Lorman/309416818289?v=wall>.

Contact **Kelley Dickinson** (601-856-7371 [kellyanddan@hotmail.com](mailto:kellyanddan@hotmail.com)) or **Bill Jones** (601-856-4529 [wmkj@bellsouth.net](mailto:wmkj@bellsouth.net)) with information for the next Lake Lorman Community News and suggestions for stories of interest to your neighbors (graduations, weddings, deployments, promotions, births, etc.).