



## LAKE LORMAN COMMUNITY NEWS

SEPTEMBER/OCTOBER 2016

### Property Values

**Mark Warren**, a realtor with ERA, has done some research on property values at Lake Lorman and Lake Cavalier for the past ten years. He presented his finding at the August board meeting and discussed them with the newsletter. He pointed out that the figures he used are based on sales through the Multiple Listing Service and do not include private sales and new construction so the figures must be taken with a grain of salt because numbers can be a bit skewed if there are not many sales but the general trend is valid. Mark said the curve of the value trend line was going up for both communities when he looked at the property values seven years ago. Since Lorman was on the same trend as Cavalier at the time, he expected his analysis this summer to be similar.

Unfortunately, from 2006-2016 our values have been trending down, he reported. For the years 2006-2008 the average price per square foot for the ten houses sold by brokers was \$131 or \$300,362. Ten houses sold in the 20 month period of 2015 to August 2016. The average per square foot value for those houses was \$105 for an average sale price of \$261,430. There have been fewer homes closed on at Cavalier but the average price per square foot in the 2006-2008 period was \$169. Since 2015, the price has been \$242. Overall, Mark said, it's not a bad story. He added as older houses are torn down and rebuilt or older houses upgraded, the trend line will go up. Fellow ERA realtor **Cindy Holt** also mentioned the construction of the custom-built million dollar homes will certainly help our comps. But both Mark and Cindy pointed out that until these homes are sold, they are not included in the figures used to determine the comps and square foot prices. They're optimistic, however, that as newly constructed homes and older remodeled homes change hands and get recorded, our numbers will look much better, but the valuations will rise even sooner if we maintain our homes and our neighborhood.

Cindy told the newsletter that things are a lot better than they were. We've been so fortunate that with the exception of the 2007 downturn properties have always sold. She said our prices went down just like most of the country and county, but not as much because of the lakes. She also mentioned that when several older homes that needed much work were sold that brought the average price down. She said we only had one foreclosure and that also sold for a very low price. When preparing comps Cindy also mentioned she doesn't compare properties off the water or on the channel to properties on the water.

Mark indicated he wanted residents to understand that valuations affect everyone in our community. He said some people don't plan on ever selling and might think they are not impacted. But appraisals are important for reverse mortgages. How our property is appraised is also important for refinancing and credit lines, he pointed out.

Mark explained that it goes back to demand. "Valuations are really tied to the amenities and the overall condition of the neighborhood. These determine the demand for an area. He stressed the importance of curb appeal. He said the great thing is our lake in helping our valuations, but it is important for everyone to maintain our neighborhood's overall curb appeal.

How we maintain our property affects the valuation of our neighbors' houses.

Cindy said, "The main thing is to keep our houses and yards in good condition." She pointed out, "No one wants to pay \$160 a square foot for a house and live next to someone who has trash in the yard."

While he doesn't advocate everything at Cavalier, he said they have done a good job enforcing their covenants and getting builders' cooperation. He mentioned in addition to their lake, Cavalier also has a pool and tennis courts which increase the demand for that community (and thus their valuations).

### **Utility District Upgrades Lagoon**

**Don Seagrove**, president of the Lake Lorman Utility District, recently reported on upgrades being undertaken at the lagoon. Don explained the sewage from the pumping stations is pumped to the lagoon, where the sewage is collected and naturally processed and turned into sludge. Aerators have been installed to dissolve the sludge faster. Don said phase I has recently been completed and the utility district is waiting for the results of various tests before implementing in phase II.



Below is Don's report on the lagoon upgrades.

#### **Phase I (1-6)**

- 1) Acquiring pre-sample for BOD (Biochemical oxygen demand), ammonia, nitrogen, phosphorus to establish a baseline before the upgrade.
- 2) Purchasing a diffused air system (aerator).
- 3) Upgrading to a tablet chlorinator and de-chlorinator.
- 4) Replacing and upgrading the lagoon electrical system to support the diffused air system of the lagoon overland flow pumps.
- 5) Replace and upgrade the lagoon pump controls to improve flow management.
- 6) Acquire monthly post samples for BOD level, fecal, ammonia, nitrogen, and phosphorus to evaluate improvements.

#### **Phase II (7-10)**

- 7) Rehabilitate the overland flow distribution system to improve the water distribution system.
- 8) Install lagoon baffles (if needed).
- 9) Install biological reactors for BOD, ammonia, nutrient removal (if needed).
- 10) Study options for cost effective TSS (total suspended solids) removal (if needed).

The rate adjustment is providing funds to pay the bills and take care of necessary upgrades and maintenance. We are looking forward to the total upgrade of our sewer system. We appreciate your continued support in our endeavors.

## **Candidates Wanted!**

There will be three open seats for the board of the Lake Lorman Corporation at the annual meeting in December. **Clint Brantley**, whose term is expiring, said he is encouraging anyone who wants to be part of the board to make application to run. "It's open," he said, "and anyone who has a better way to do things should run for the board." People who want to run should contact **Mandy Robertson** who is overseeing nominations this year or Clint at least 30 days before the December 12 meeting. They can be reached through the [lakelormanms.com](http://lakelormanms.com) website under the contacts tab. Nominations are always accepted from the floor at the meeting but those names will not be printed on the ballot.

**Kelsey Daniel** and **Karen de Kock's** terms also expire in December. Terms are for two years.

**Jimmie King's** term on the Lake Lorman Utility District board is expiring at the end of February 2017. Utility district seats are for six year terms.

## **Road Trust Plan**

At its September meeting the board voted to put the road trust plan on the ballot at the December annual meeting. The trust provides for a three person committee to oversee the road improvements which will be funded by a special assessment of \$200 per year per lot for the next ten years. The proposal was discussed with members of the community at the August board meeting. As a result of the discussion several modifications were made to the proposal. Clint said copies of the modified plan will be mailed to lot owners in mid-October. Questions and answers from the meeting can be read in the August minutes which are posted at the Lake Lorman website.

## **Lake Report**

Lakes and Dam chairman **Tommy Draughn** reported at the September board meeting that he had recently met with Scott Kirk of Southeastern Pond Management. Scott has been inspecting our lakes since 1998. Clint Brantley had called Kirk because of some concern expressed by residents about the brown color of the lake. Kirk inspected both the big lake and the small lake and took water tests. He said the brown color of the big lake is due to the brown plankton in the lake, whereas the small lake currently has green plankton. Normally the big lake also has the green plankton. Discussing the importance of plankton in an earlier report, Kirk wrote, "Plankton, both plant and animal, are the base of the food chain..." Insects and insect larvae feed on the plankton, which in turn are the source of food for the smaller fish to feed on. Tommy said when the weather is cooler the water will clear. He reported that Kirk said the lakes look good and he (Kirk) is not concerned about their health. Tommy mentioned that some people have expressed concern that the granular fertilizer is a possible cause for the color, but Tommy said this is not the case. He added the lake uses granular fertilizer because it is easier to store and apply.

## **Elections – An Editorial**

*by Bill Jones*

During the next two months two important elections will be taking place. One in November will elect the next president of the United States. One in December will elect members of the Board of Directors of Lake Lorman Corporation. The elected President of the U. S. will be held to preserve, protect and defend the Constitution of the United States and the Board Members of the Lake Lorman Corporation will be held to follow the Covenants and By Laws of the Lake Lorman Corporation. The Constitution and the Bill of Rights of the United States are representative of the Covenants and By Laws of the Lake Lorman Corporation. Each sets out the rules and regulations under which the country and the lake operate.

With the election of new Board Members and the beginning of a new year perhaps it is a good time to ensure the LAKE LORMAN CORPORATION *BYLAWS* are being observed. One item specifically comes to mind for the potential of positive results it could deliver.

### **Article VIII. Committees**

*The Board of Directors SHALL \*\*, at their first meeting following the annual meeting of members, appoint the membership of six standing committees. Each of these committees, with the exception of the water and sewer committee shall be comprised of one (1) member of the board of directors and four (4) additional members of the corporation, and are subject to approval of the board.\**

The formation (and reformation) of board committees appears to be an honorable effort to distribute the work of governance more equitably among members and make use of non-board members' expertise or their interest for specific areas of the board's work.

Committees are potentially a powerful way to boost board productivity. A board committee can provide a level of engagement with an aspect of the board's larger responsibilities or with a specific issue that is difficult to maintain with the full board.

The committee members can act as the eyes and ears for the Board and also help to disseminate information from the Board. An IDEAL balance of members of the Standing Committees would be one member from Gate 1, one from Gate 2, one from Gate 3 / 4, one from Gate 5 / 6 and one from Gate 7 (assuming the member of the Board is from one of the gates). Knowing this is the IDEAL, the Board members should strive to obtain members from as broad a number of gates as possible. If you would like to serve on a committee you should volunteer your name to the appropriate Board member realizing that your appointment is subject to approval by the full Board of Directors. If you are asked to serve, please consider it an opportunity to serve and improve the Lake Lorman Community by your input.

For those of you who do not have copies of the Covenants and By Laws, they can be found on the Lake Lorman website at [lakelormanms.com](http://lakelormanms.com)

*\*Lake Lorman Corporation – BYLAWS – As amended January 1988*

*\*\*Emphasis Added*





**Lake Lorman Yard of the Month**  
Cindy Holt awards the Yard Of The Month Award Receptient  
a \$25.00 Lowe's Gift Card.  
Photographs are taken by Bill de Veer.



*Sarah Lea & Dale Anglin 420 Lakeshore Dr. September Yard of the Month*

## Notes from the



### **dirt dauber**

**Protect Terra Cotta Pots:** Bring in terra cotta pots before cold weather. Hard freezes will cause the moisture absorbed by the clay to expand and the pots will crumble. If you can't bring them in, empty the pots and turn them upside down.

**Prepare Mower for Winter Storage:** Once your warm-season lawn turns brown for the winter, run your mower until it is out of gas and add a stabilizer (available from dealers and repair shops) to your gas can. Always disconnect the spark plug wire for safety when working on your mower.

**Garden Tool Cleaning and Other Tips:** With soap and water, wash away all grass or dirt remaining on your lawn and garden tools. It's a good idea to dry them off immediately with a towel to prevent rust formation. Sharpen your tools after drying. To protect wooden tool handles you can rub them with a cloth soaked in linseed or mineral oil. Then, store, them in a dry covered place.

If you are in the habit of misplacing tools in the garden, paint the handles a bright color. It will make them easier to spot. Now is also a good time to replace any tools that are worn-out or broken. Use the proper size replacement handle for broken tools.

**Still Time to Set Out Cool Season Annuals:** It is still time to set out cool season annuals such as snapdragons, pansies, and ornamental cabbage and kale. We could take a gamble and hope that we have several more weeks of mild weather for these plants to have time to root in good and acclimate before the cold weather hits. You know, we may not have that really cold snap until after Thanksgiving!

Mississippi State University Extension

Peace and Love,

**dirt dauber** 

## Fall Fest

You don't have to be an MSU alum to enjoy the Fall Flower and Garden Fest that **Mississippi State** sponsors each October at its experimental station in Crystal Springs. It is the largest garden show in the southeast. This year's fest will be held on October 14 and 15<sup>th</sup> from 9 am to 2 pm each day.

Features this year include the three acre vegetable, flower, and herb garden, large plant sale and plant swap, climbing vegetables and flowers, hummingbird garden, beekeeping, many seminars and workshops, turf plots, shade garden, wagon tours of the experimental station, and master gardener programs.

**The Twin Lake Baptist Church** bus will be taking passengers from our neighborhood. Cindy Holt said there is still room on the bus and everyone is welcome. Contact her at **601-937-6701** for details.



**Admission and parking are free.** There are food vendors throughout the day. The experimental station is in Crystal Springs off Highway 51, about 25 miles south of Jackson. More information is available at [extension.msstate.edu/fallfest](http://extension.msstate.edu/fallfest).

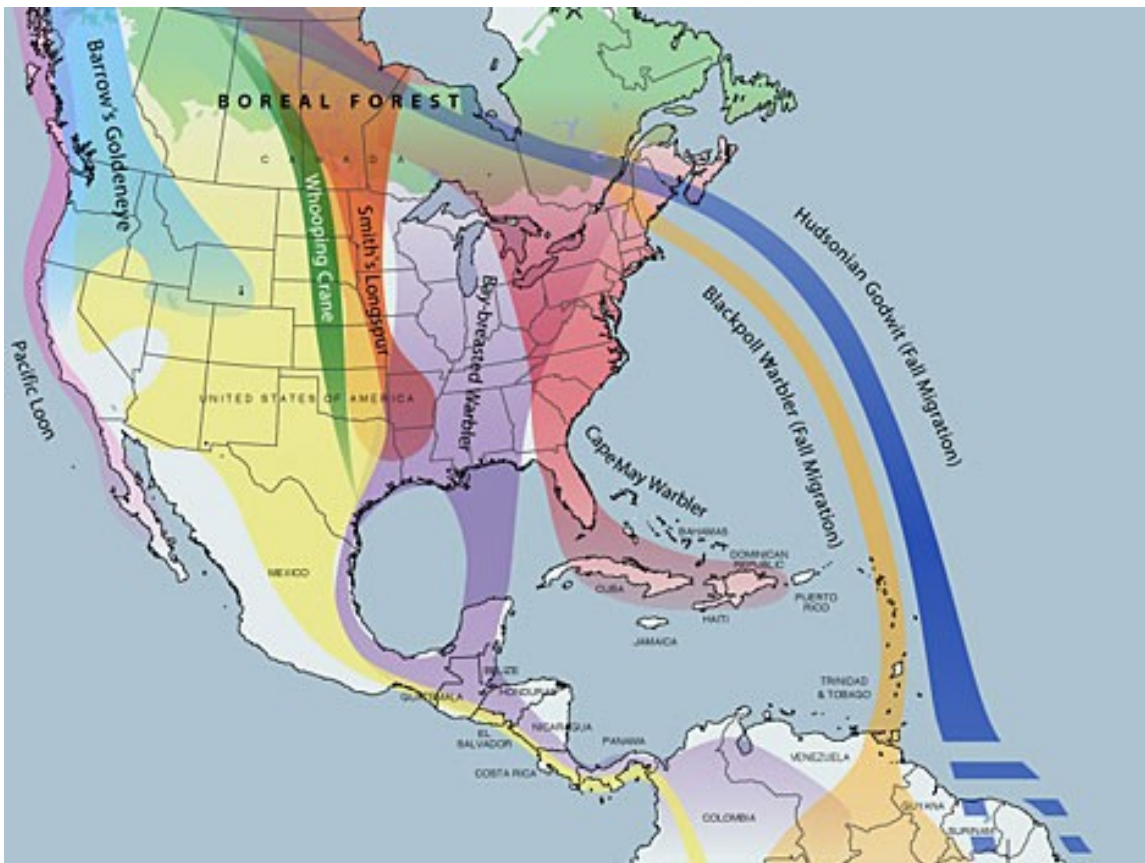
## The Bird's Eye View

*By Dale and Sarah Lea Anglin*

Autumn brings the second bird migration of the year, and many opportunities to observe birds as they pass through on their way from their breeding grounds to their winter homes. We bid goodbye to our own summer residents, such as the indigo buntings, summer tanagers, and prothonotary warblers, and hello to winter residents such as dark-eyed juncos, white-throated sparrows, and American goldfinches. One of our favorite fall birding trips is to visit a *migrant trap*...that's not an artificial trap; it's actually a term for a location where many migrant birds concentrate in larger than normal numbers. The closest migrant traps to us are on the Gulf Coast, in particular, the live oak groves on barrier islands such as Dauphin Island,



Alabama, are world-renowned for the varieties of migrants that stop over during both spring and fall migrations. In the spring, small songbirds typically fly directly over the Gulf of Mexico and land on the barrier islands and coastlines; during fall migration, they stop over for their last meal before crossing the Gulf. The map below (from the Boreal Bird Project) shows the patterns of a few select species; notice the direct line across the Gulf of Mexico, from the Yucatan Peninsula.



If you aren't able to take several days to visit a migrant trap, you can stay right here and see quite a few migrants. Many will stop here simply because of the lake and the mixed deciduous forest habitat surrounding it! Just keep your eyes open and your ears

listening for different sounds, and you'll see birds that you don't normally see.

While much is understood about birds, much more is not understood. We do know a few things, however, about how and why some birds migrate. Migration can be triggered by a combination of changes in day length, lower temperatures, changes in food supplies, and genetic predisposition. How do they navigate? According to Cornell Lab's "All About Birds", "Birds can get compass information from the sun, the stars, and by sensing the earth's magnetic field. They also get information from the position of the setting sun and from landmarks seen during the day. There's even evidence that sense of smell plays a role, at least for homing pigeons." It seems that birds use a variety of sensory inputs to find their way to their wintering (or summering) grounds, year after year.

Here are few interesting tidbits about some migrating birds:

- To prepare for migration, birds enter a period called *hyperphagia*...essentially, eating large amounts...where they bulk up and store fat for their energy stores for the journey. The blackpoll warbler almost doubles its body weight in preparation for its 2300 mile, 86-hour non-stop journey.

- The longest recorded non-stop flight is by the bar-tailed godwit: 7000 miles in eight days!
- The longest round-trip migration belongs to the arctic tern, which flies 49,700 miles from its breeding ground in the arctic, to its wintering ground in the Antarctic, and back. We're thinking these birds really like cold weather.
- The highest recorded bird altitude was from a Ruppel's griffon vulture (which was unfortunately sucked into the engine of a jet at 37,000 feet, or seven miles high).
- Over 4,000 species of birds (about 40% of bird species) are regular migrants (although not all migrate extremely long distances; there are some short-distance migrants, particularly those that migrate from high to low altitudes).
- Habitat destruction is a major threat for migrating birds. If their wintering grounds or their breeding grounds disappear, migrating birds are threatened with extinction. We once saw a spectacular Swallow-Tailed Kite soaring over a field on Robinson Springs Road. Later in the year, we attended a lecture from a researcher studying their migration patterns. As it turns out, all of the swallow-tailed kites overwinter in a relatively small region of Brazil. While these birds are not threatened, it is clear that the habitat is essential for their survival.



Step outside over the month of October, and look and listen for those transient visitors to our Lake. You never know what you'll see, or where it's going!

### **Save the Dates:**

#### **SCHEDULED EVENTS:**

- Lake Lorman Utility District Board Meeting: Monday, October 10, 2016 – 7:00 p.m.
- Lake Lorman Corporation Board Meeting: Monday, October 17, 2016 – 6:00 p.m.
- Lake Lorman Utility District Board Meeting: Monday, November 14, 2016 – 7:00 p.m.
- Lake Lorman Corporation Board Meeting: Monday, November 21, 2016 – 6:00 p.m.
- Lake Lorman Utility District Board Meeting: Monday, December 12, 2016 – **6:00** p.m.
- Lake Lorman Corporation Annual Board Meeting: Monday, December 12, 2016 – **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 Invited to Join Us ~ Everyone is Welcome!**

### Regular Weekly services:

- Sunday-Bible Study 9:30 am, Worship 10:30 am and 6:30 pm. Children and youth meet at 6:30 pm.
- Tuesday – Community Men's Bible Study 6:15 am in church fellowship hall
- Wednesday, starting again September 1; Supper 5:30 pm and Bible Study 6:30 pm. Call church at 601-856-2305 no later than Tuesday morning to make reservation for meal. Cost \$6.00.

Hugh Smith, Pastor (601-259-4567) - ALL ARE INVITED



*Group Picture taken at Keeter Center for dinner at College of the Ozarks – Senior Adults trip to Branson Missouri Sept. 19-23, 2016*

## **Classifieds:**

**Pet Sitting Available:** Lake Lorman residents Emma and Sarah Elkin (who live in Gate 7) are available for pet sitting, pet bathing, and pet walking in the Lake Lorman community.

They will also water plants if needed.

Rates are negotiable depending on services needed.

Please contact Emma or Sarah Elkin at 601-212-5658 or [elkin6@comcast.net](mailto:elkin6@comcast.net).



**Babysitting Available:** Lake Lorman resident Reagan Leeper is available for babysitting young children in the Lake Lorman community. Rates are negotiable depending on services needed.

Please contact Reagan at 601-502-4223 or [danajwhite@gmail.com](mailto:danajwhite@gmail.com).

Classifieds are your opportunity to tell your neighbors about anything you might have for sale or services offered. If you are a Lake Lorman Corporation member in good standing (dues paid, etc.) advertising a personal item (boat, lawnmower, table, etc.) listings are free – just send us your listings and remember the Lake Lorman Community News publishes approximately bi-monthly.

A Business Advertisement Price Guide is available upon request. All advertising fees go toward Lake Lorman Community News expenses.

Contact Kelley Dickinson (601-856-7371 [kellydickinson@lakelormanms.com](mailto:kellydickinson@lakelormanms.com)) or Bill Jones (601-331-2417 [billjones@lakelormanms.com](mailto:billjones@lakelormanms.com)) with suggestions for stories of interest, "Letters to the Editor", school awards, births, weddings, trips, etc.

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 [lakelormancommunitynews@lakelormanms.com](mailto:lakelormancommunitynews@lakelormanms.com).

The newsletter is published independently from the Lake Lorman Board of Directors and uses no funds from the maintenance fee to publish.