

Covenant Vote Postponed

In August Ben Bailey met with members of the covenant committee. Various objections were raised to some of the proposed covenant changes. It was agreed that the committee would meet again in September to revise some of the proposals and present them for a vote at the annual meeting. At the August board meeting, acting on Ben's recommendation, the board voted to cancel the proposed meeting for September 29 and reschedule the vote on the proposed changes in December. The board will send out a letter with the new proposals before the 60 day deadline as required by the covenants.

If anyone has comments or questions about the proposed changes, we will print them in the next issue of the newsletter.

Water and Sewer Board News

"I'd have given a million dollars to have had this in place last week," exclaimed Mary Ann Sones, treasurer of the Lake Lorman Utility District, at the LLUD's board meeting in September. "This" is the new communication system the district has recently signed on for but not yet implemented. Don Seagrove, president of the water and sewer board, explained that the TechRadium system is endorsed by the Mississippi Rural Water Association. It allows utility district customers to choose how they want to be notified when there are alerts, such as the water boil notice in early September. Don said the board will send out letters to everyone and request contact information and preferences, such as phone call, text message, cell phone, email. When the board gets this information back from lot owners, the data will be entered into computer templates provided by TechRadium. Don said he'd like to have the project completed before the cold weather sets in. The annual cost to the district is \$345 for the computerized individual notification system.

In other business MaryAnn Sones reported that "locates" continue to be an expense. This is when the water and sewer pipes need to be located because someone is building a house or installing a pool, irrigation system or invisible fence, etc. The state requires a certified water and sewer systems operator to sign off on the location, which costs \$100 per trip. Linda McCraw, the board's secretary, said these requests cost the district \$1200 to \$1400 a month. Sometimes people forget the location and call back for a second trip. Board members said residents don't realize this is costing us all money.

The board said it is using the services of a second operator to help with maintenance issues in addition to long-time operator Billy Dorsey. Tim Barker is a certified water systems operator. He will primarily be doing the water repairs and Mr. Dorsey will focus on sewage issues, although Don Seagrove pointed out Billy was also involved in resolving the recent water boil alert problem. Linda McCraw reported there were 5 lots in August that used over 10,000 gallons and 41 lots were at the minimum level.

Q & A with Don Seagrove: To keep residents informed in light of the boil water alert in early September, the newsletter staff recently asked Don Seagrove, president of the Lake Lorman Utility District, to address some issues regarding our water system.

Newsletter: What was in the water that necessitated the boil water alert?

Seagrove: Presence of Coliform in water sample.

Newsletter: How did it get in the water?

Seagrove: Could have entered an underground broken water line; soil material; plants; run off of fertilizer use; or fecal matter from digestive tracts of animals and humans.

Newsletter: How did you get it out?

Seagrove: Continual flushing of water lines and additional chlorine added to water system.

Newsletter: What steps can we take to ensure it doesn't happen again?

Seagrove: Nothing can be done except repair broken lines in a timely manner and flush lines. It is often hard to determine line breaks until water begins to surface.

Newsletter: What was the short term cost? The long term cost?

Seagrove: No long term or short term cost. All district expenses are paid on a monthly basis.

Newsletter: How does our water get checked?

Seagrove: We have a computer analyzer that checks water continuously. Our operator compares 3 days weekly.

Newsletter: Who checks it?

Seagrove: Mr. Billy Dorsey, a licensed water/sewer operator.

Newsletter: How frequently?

Seagrove: Water is checked once a day plus the computer analyzer.

Newsletter: How many samples?

Seagrove: State Board of Health requires 1 bacteria sample per month under normal conditions.

Newsletter: Where are they collected?

Seagrove: Mr. Dorsey is required to have a bacteria site plan that requires it be checked once a month. These sites are at various locations encompassing all of Lake Lorman Utility District service area.

The Board has approved Ms. Myra Cook to replace Alex Guitterez due to his unexpected work obligations. Ms. Cook has been assisting the Board in reviewing and approving building and construction plans, and has agreed to take the position.

Thank you, Myra, for your service to the Lake Lorman community.

September Board Meeting

The meeting opened with Jill Lazarus giving the treasurer's report. Some expenses, such as roads and legal fees, are over budget. However, John Gill, an accountant who helps the board with finances, said the board has money elsewhere in the budget it can use. The issue of additional bills being sent out to lot owners who were sold double lots which were sold as one parcel and who have been paying one fee. Betty Lang, board president, said that it is Attorney Steve Smith's position that the covenants supersede the deeds. So bills have been sent to everyone for every lot. Betty said Smith has been looking at the history of the covenants and the billing for lots. She said it's not clear why some people pay maintenance fees and some don't. There was confusion as some lots were sold as parcels and some were sold as plotted subdivision and other lots as unplotted. Lucky Chaplain suggested putting the attorney on the agenda so he could answer people questions about these legal matters. Betty said he's not here because we don't have the money to pay him.

John Malanchak reported that the patch work on the roads has been completed. There is a five year plan for the repaving of the roads. He thanked everyone for the input he has gotten over the past two years as a board member. Sherry Azordegan said the paving contractor had done a good job. Betty

Marsh agreed and asked for the name of the company so we remember to use it again. John said the work was done by Cleo Asphalt of Terry.

Ben Bailey reported that two new piers will be built to replace the one pier behind the clubhouse. This will enable a boat to be accessed from either side. The board adopted his recommendation that a new ice machine to replace the broken one at the clubhouse not be purchased at this time because of the cost. He said that the covenants committee is revising the proposed covenants which he will then submit to Attorney Steve Smith for review.



New piers construction by the Clubhouse

Luke Andries of the Lakes and Dams committee said he had contacted four companies requesting quotes for rocks to be placed along the levy to reinforce it. Since no one had agreed yet to come, he was going to contact more sources. He reiterated that trees need to be removed from the backside of the dam where there's some seepage. He noted that Mr. Colson of Aqua Engineering has said eventually we are going to have to remove trees twenty feet off the toe of the dam. This will be a necessary expense.

Although more people have registered their boats than in the past, some boat owners are not putting their Mississippi or Lake Lorman stickers on their boats. Betty Lang commented, "So it looks like the boat doesn't belong here." Luke added, "You're still trespassing if you don't have a sticker." The board agreed to impose a fine of \$100 for the first time and \$500 for the second time a boat is found without the MS and Lake Lorman stickers even if the boat is registered. Betty said, "We're not excited about being punitive. But liability is very important to the board." Jill Lazarus added, "It only takes one accident and the whole lake could suffer." A notice will be sent out by email and included in the mailing sent out regarding the annual meeting.

Jill, who sends out the email communications to the Lake Lorman community, said many people have recently added their addresses to the list, but there are still a lot who are not on the lake's email list. Betty asked if anyone could report from the beautification committee. Betty Marsh said she was on the committee but couldn't speak for it. Betty Lang asked about the yard sale the beautification committee held in August. "Is there an accounting for the board?" Betty Marsh said she'd pass the question along to Kathy Warren and Kelsey Daniel, who are leaders of the group. Luke thanked the group for its hard work.

The subject came up about the money raised. John Gill said the fishing club has a separate tax ID number. The board does not have control over its money. All money in the board's general funds is spent at the discretion of the board.

In old business Betty Lang announced that the board and Mac Patrick have reached an agreement regarding his rental properties that are not in compliance with the covenants. Steve Smith, the attorney hired by the board to assist it in legal matters, and the board have negotiated that Patrick will dispose of his property in the next six months. The renters will either buy the houses they occupy or leave them by the end of February 2015. Betty said she believes "Mac wants to do the right thing as Steve interprets the covenants and we have the agreement in writing".

Ben Bailey suggested that a meeting will be necessary to focus on budget issues so that people understand the community's needs. Betty added, "We can't afford the amount of rocks we really need...We're going to be increasing the budget." Ben said that because of the cost of the rocks and tree cutting we'll have to spread the work over several years.

Luke said that Aqua Engineering had told him it wouldn't be necessary for fully loaded trucks to go on top of the dam. Smaller vehicles could move the rocks to needed spots. Betty said, "We need to secure that dam. It's really important." Jill added, "We don't have a choice."

Betty pointed out that more money will be needed in next year's budget to cover increases for lakes, dams, roads, and legal fees.

Elections upcoming at annual meeting

Although the proposed covenants changes seem to be getting most of the attention so far, there will be four vacancies to be filled at the annual meeting on December 8-three on the Lake Lorman Corporation board and one on the Utility District board.

The three corporation board members whose terms are expiring are Betty Lang, Jill Lazarus, and John Malanchak. These three seats on the corporation board are for two year terms. The covenants provide that prospective candidates submit their names in writing to the board to be placed on the printed ballot at least thirty days before the annual meeting. Nominations can be made from the floor at the annual meeting. Betty Lang said people interested in serving on the board can email Betty or talk to or email any board member. (Contact information is at the lakelormanms.com website.) Mary Ann Sones's term on the Lake Lorman Utility District Board is expiring. Terms on the LLUD are five years. Don Seagrove explained the process of running for a seat on the utility board, "We notify the llcorp of anyone who is presently serving desiring to be renominated. They put that persons name on the ballot. Any others desiring to run can be nominated from the floor."

Letters to the Editor

Dear Editor,

At the August board meeting, I was reminded of the tremendous amount of work our board members voluntarily perform for our community. I am grateful for their time, talent, and efforts and recognize that they volunteer for difficult and important duties. I was dismayed at the behaviors of some homeowners at the August board meeting that were discourteous and disrespectful toward board members. It is to be expected that we as homeowners will be passionate about issues and that disagreements will arise. How we handle such disagreements affects the timbre of the meetings and the cohesiveness of the community. For the betterment of our community, I would like to encourage all homeowners who attend these meetings to maintain respect and civility toward our board members and each other. This will allow community business to be conducted in a more efficient manner that honors our board members and residents.

Respectfully,
Sarah Lea Anglin

Bill Cox, a former two-term Board member, has written to the members of the current Board expressing his concern about the \$10,819 the Board has spent in legal fees through August shown on the Profit and Loss document the Board presented. The Board had budgeted \$3,000 for 2014 legal expenses. Below is the letter Bill Cox has sent to the board. Bill says as of September 30 he has received no response from the Board to his letter-request for information. He has asked that the subject of legal fees be put on the agenda for discussion at the October meeting. He encourages lot owners to attend the board meeting on October 20 at 6:15 pm to learn more about the issue.

**Bill Cox
3826 Coker Road
Lake Lorman**

billandkatch@comcast.net
[601] 965-1996

September 22, 2014

To Lake Lorman Corporation Board of Directors
(via Email to each Board Member and their attorney)

Dear Board Members and Friends:

First of all, thank you for your service on the Board.

As I interpret your Profit and Loss statement for the period January through August 2014, it appears that you have overspent the Budget by \$7,819.17 in the category of legal fees. Total legal fees incurred: \$10,819.17 as compared to legal fees budgeted at \$3,000. As you know, the lot owners approved the 2014 Budget. The Budget passed by the Lot Owners last December is a legal limitation on this Board's spending. I trust that you will not incur more legal fees between now and December.

On behalf of myself, and all other interested or concerned Lot Owners I request that you please make available for inspection on or before September 29, all the invoices or billings of all lawyers with all details for each hour and all tasks performed, for all the legal work reflected in the "January through August 2014" statement, a total of \$10,819.17 [plus fees for any other similar related legal work]. If September 29 is a problem for any reason, call me and I will work with you to find a mutually convenient reasonable time. Of course, I will pay all reasonable costs to photocopy these.

I respectfully question the wisdom and priority of incurring legal fees exceeding the budgeted \$3,000 at a time when we have so many other needs. For example, our roads and dams need maintenance and repair, and we know we will have the upcoming cost of removing the trees on the west side of the big lake (as mandated by seepage in the dam). This excess spending of \$7,819.17 could have repaired a lot of road surfaces, maintenance to the dam, and the erosion of the seawall at the Clubhouse, directly benefitting property of the Lake community. There is no covenant amendment that has priority over these type maintenance and repair actions to protect our lake, roads, property and dams. I think it would be wise that the attorney fee issue to be on the Agenda for discussion, consideration, and Lot Owner participation at the October 2014 Board meeting; therefore, I respectfully request that you add this item to that Agenda.

I look forward to receiving the invoices on or before September 29.

I am copying Steve as a courtesy to him.

Respectfully,

Bill

Notes from the dirt dauber

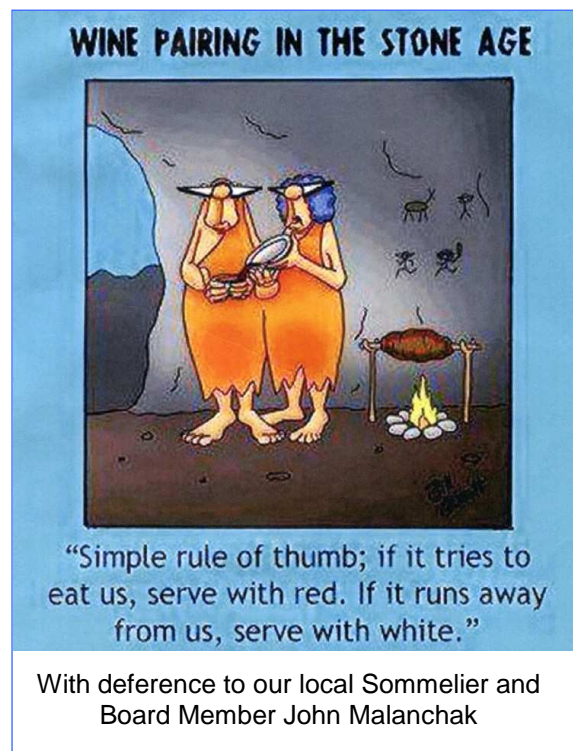
The Dirt Dauber's notes are rather sparse this month as a result of his travels since the last Newsletter. He had some good visits to beautiful state and National Parks and Forests with a few public and private gardens thrown in. Travels included California, Oregon, Tennessee, Florida, Louisiana and Alabama... He had some good meals and road side picnics. Guess the attached cartoon about sums up what I really learned about wine pairing at restaurants and wine vineyards we visited.

Now, a short note on gardening. Leaves will be falling soon... instead of bagging them why not pile them under and around the base of shrubs. Azaleas particularly are helped with these leaves which not only protect the shallow roots, but compost and enrich the soil. If you don't like the look just give it a few rains... they will settle down, or mulch them before putting them out.

It is also a good time to start a compost pile with the leaves and add kitchen scraps such as peelings, cores, outside leaves of lettuce and cabbage, and any fresh fruit or vegetable scraps or peelings. Don't use cooked food or meats.

By spring you should have some good compost to ameliorate soil when repotting in the spring or to incorporate in the bed when planting "spring things".

The dirt dauber will soon cocoon in for the winter after one more trip to Appalachia to see the leaves change.



Until next issue ~ Peace & Love,


dirt dauber

The Bird's Eye View

By Dale and Sarah Lea Anglin

Many of the summer resident birds we've enjoyed will soon take to the sky as they migrate toward their wintering grounds. Peak fall migration is in October, and the Cornell laboratory of Ornithology suggests that you go outside at night and pause to listen. Why? Because most songbirds migrate at night! Not only are there fewer predators at night; many scientists believe that songbirds use the stars to help them orient on their journeys.



Eastern Wood Pee Wee



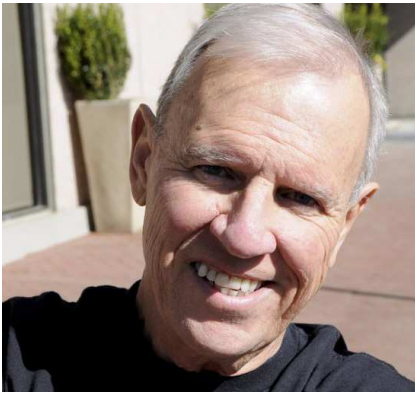
Female Summer Tanager

One of the soon-to-be-migrating birds that we've enjoyed lately is the Eastern Wood Pewee. At least two families of these tiny gray flycatchers have been flitting on low branches at the edge of the woods, singing their song, "PEEawee!"--for which they are named. Also leaving soon will be hummingbirds, tanagers, indigo buntings, prothonotary warblers, eastern kingbirds, great crested flycatchers, and more. Fear not, however; winter residents will arrive to fill the niches left by the summer residents (more about these in the November issue!), and we have a wide variety of year-round residents, including chickadees, titmice, cardinals, towhees, bluebirds, blue jays, house finches, brown thrashers, and many more to entertain us as we await the arrival of our winter feathered guests.

Keep your eyes peeled for different birds as they migrate through--the migrating songbirds may fly at night, but they forage during the days. Enjoy fall migration, and step outside at night to listen for migrating flocks...or view them as they pass in front of the moon!



Congratulations to:



Sommelier

John Malanchak, Lake Lorman neighbor and board member, will be sommelier at the *Make A Wish Foundation's* yearly gala. The fundraiser will be held at the Capitol Towers this year on October 2 from 6:30 to 9:30 pm.

Sarah Elkin named to Homecoming Court

Sarah Elkin has been named to the Madison Central Homecoming Court for the October 10 homecoming. Sarah is a 10th grader at MCHS. The maids on the court are selected by their peers. Sarah is the daughter of Allie and David Elkin. They live in Gate 7.

Neighbor Named to leading Businesswomen List

The Mississippi Business Journal recently released its list of the 50 leading business women in Mississippi, including Karen DeKock, a Lake Lorman neighbor. The journal notes it looks for "the most powerful, influential women business leaders in Mississippi. As senior decision makers this elite group is making a significant impact on the economy of our state."

Karen owns an interior design boutique in Ridgeland called Protea Dekor. She also writes an article for the bimonthly home interior magazine, Stage Mississippi, called "Room Therapy" which answers readers' decorating questions and offers solutions.

Before opening her business in April 2005, Karen was in broadcasting. She was a morning news personality on Arrow 94, co-host of Mississippi Outdoors on MS ETV, and a news anchor for WAPT Channel 16 in Jackson and WCBI in Columbus.

Karen and her husband Stephen de Kock, a vice-president and commercial lender with Community Trust Bank, moved to Lake Lorman in March 2013. They have 2 rescue pups, Bakkies and Gus. Karen says she enjoys tennis, paddle boarding, and running and boating around the lake. She is currently president of the 900 member JLTA, Jackson Ladies Tennis Association, and is a member of the Lake Lorman Beautification Committee.



A graduate of Mississippi State University, Karen was born in Fort Walton Beach, Florida, while her father was in the Air Force.



Yard of the Month

Cindy Holt awards each month's recipient a \$25 gift certificate from Lowe's. Yard of the Month photographs are taken by **Bill Deveer**.

Kay and Al Watts
102 Hanging Moss
September Yard of the Month



Bill Jones & Glenn Sanford
325 Lakeshore Drive
October Yard of the Month

Save the Dates:

SCHEDULED EVENTS:

- **Lake Lorman Utility District Board Meeting:** Monday, October 13, 2014 – 7:00 p.m.
- **Lake Lorman Lot Owners Association Board Meeting:** Monday, October 20, 2014 - 6:15 p.m.
- **Lake Lorman Utility District Board Meeting:** Monday, November 10, 2014 – 7:00 p.m.
- **Lake Lorman Lot Owners Association Board Meeting:** Monday, November 17, 2014 - 6:15 p.m.
- **Lake Lorman Utility District Board Meeting:** Monday, December 8, 2014 – 6:00 p.m.
- **Lake Lorman Lot Owners Association Annual Board Meeting:** Monday, December 8, 2014 - 7:30 p.m.

Be sure to check the **Calendar** on the Lake Lorman website for scheduled activities, meetings and events.

Pine Belt Quilters Festival

The Pine Belt Quilters will hold their 15th biennial Fiber Art and Quilt Show on October 3rd through 5th at the Lake Terrace Convention Center in Hattiesburg. The group will be displaying between 350 and 400 works of judged art in addition to one of the Hoffman traveling exhibits. Lake Lorman neighbor **Myra Hester** will be exhibiting seven quilts.

There will be a raffle on Sunday afternoon for an 86" by 100" quilt called Confetti Star. The raffle tickets are \$1 each and the winner need not be present to win. A picture of the quilt can be seen at pinebeltquilters.com. Tickets can be purchased at the show or online at patwhiterouton@gmail.com. There will be vendors, a boutique of handmade items, silent auction of small quilts, and three days of demos and lectures. The festival is open 10am to 6 pm on Friday and Saturday (Oct 3 and 4) and 10am to 4 pm on Sunday (Oct 5). Admission is \$5 for adults and \$3 for children 12 and younger

Twin Lakes Baptist Church

You Are Invited to Join Us For

Twin Lakes Baptist Church

Fall Festival

Sunday, October 26th

4:00 pm to 7:00 pm

Games * Candy * Costumes * Bounce House

*** Trunk & Treat * Food * Fellowship * Soft Serve Ice Cream**

For All Ages &

Everyone is Welcome!

Weekly services:

- **Sunday-Bible Study** 9:30 am, **Worship** 10:30 am and 6:30 pm. Children and youth meet at 6:30 pm.
- **Wednesday, 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

Classifieds:

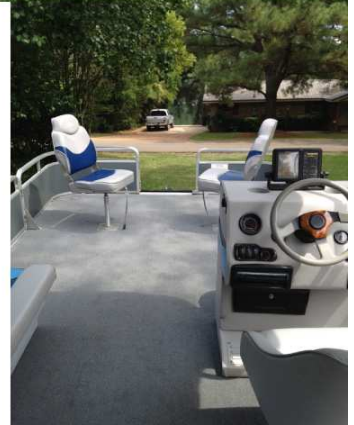


20' Sun Tracker Bass Buggy pontoon Boat (1988) For Sale
New decking, carpet, seats, pedestal, and Bimini top! 60 horse Johnson with tilt, trim and oil injection!

Also includes a depth finder, marine stereo, ladder, life jackets, anchor, and quartz running lights!

Sun Tracker trailer has good bunks & carpet & also has Bearing Buddies! Great boat for cruising or fishing! Ready for the water!

Kelly Smith 601.506.1860
waterfront76@hotmail.com



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.

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.



Classifieds are your opportunity to tell your neighbors about anything you might have for sale or services offered. 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** – 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) or **Bill Jones** (601-331-2417 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.
