

## Davis Lake Newsletter, March, 2020

Dear Davis Lake Residents,

This edition of the quarterly newsletter is coming to you later than normal, as we've all been busy around Davis Lake! I will attempt to inform you of all that has happened in our community since December. But first, on behalf of the entire Board, we pray that you and your families are healthy. We are all living a part of history right now, and these are frightening, uncharted times. But rest assured that we are doing everything here to contain the Coronavirus and stay healthy, while trying to maintain some semblance of normal life.

By now you should have received and read the minutes of the Annual Meeting, and the Board of Directors Meeting that immediately followed it. I will not go into detail on any of that in this Newsletter, as the minutes are self-explanatory. But I want to say once again what an amazing community Davis Lake is! We asked for volunteers and many of you answered the call. You will read about many things those amazing residents have done later in this Newsletter, as Co-Chair of the Volunteer Committee Val Sharpe has written a piece listing all the projects they completed. In the process, literally thousands of dollars have been saved for us!

I want to tell you about another committee that came forward after the February Board meeting and volunteered to update the Rules & Regulations. This had last been done in 2010. The committee was Linda Dabrowski (#812), Keith McDonald (#225) and myself. Our goal as a committee was to update some of the language in the document for clarification, and to add new rules that more reflect the changes that have taken place in our community in the last ten years.

As many of us owners have seen from time to time, some of our Rules are totally ignored, or flat-out broken. The committee felt this happens because in many cases the renters and guests who are new to Davis Lake have not been given a copy of the Rules. Or the importance of abiding by them has not been properly communicated to them. And this is where you, the owners come in. The responsibility lies with any owner who rents or leases, or invites guests into their unit to ensure that the rules are communicated and followed. (The committee is fully aware that probably the 2% offenders cause 98% of the issues we see in our community!)

You will see in the Rules & Regulations that you received along with the Annual Meeting Minutes that our Manager Mike Burow MUST know which units are rented, who is staying in the unit and when, and how long they will be there. Further, we have put a process in place that will ensure renters confirm their understanding of the Rules and agree to abide by them. If renters fail to comply, the owners will be dealt with as outlined in the Rules & Regulations, Amended 2020. However, there will no be need for consequence or penalty if we as owners, our renters and guests use basic common sense and show courtesy and respect to those around you. Remember, in condominium living: A. Rules help owners get along with one another; B. They promote everyone's safety, security and welfare; C. They help ensure all owners can enjoy living in their condo; and D. They protect your property and the condominium's assets.

The Rules & Regulations are effective immediately upon distribution by Manager Mike Burow. Should you have any questions about the updated Rules & Regulations, please feel free to contact any Board member.

As stated earlier, Director Val Sharpe submitted an update of her committees' accomplishments, below:

### **What is New at Davis Lake?**

The Davis Lake Board of Directors held a board meeting in February. The purpose of the meeting was to update owners of the happenings within our beautiful community. This meeting was well attended and one of the meeting's outcomes was the formation of a few new committees. Two of these committees are: the Volunteer Maintenance Committee and the Safety and Security Committee. Both committees are co-chaired by Val Sharpe and Steve Stewart. The support of our community was evident when several owners requested to serve on these committees. A "To Do List" was presented to the committees' volunteers and they immediately jumped into action.

The amount of work that has been completed to date is commendable and we want to brag a bit about each committee's accomplishments!

## The Volunteer Maintenance Committee

Bob Risher, Mike Sharpe, Steve Stewart, Rick Hartwig, John Parker, Rich Dabrowski,

Ken Johnson, John King, Dennis Wawszczyk, Art Kopacz, Randy Bertram

All "To Do List" items have been completed thanks to those noted above. This list included the following:

- 64 Ficus trees were cut down (a budget saving of \$10,000.00)
- Paver holes in the parking area were patched
- All building lighting was repaired and is now in good working order
- Davis Lake entrance sign was scraped, primed, and freshly painted
- Spotlights at entrances were rewired and are in good working order
- Lighting on trees and around lake was added or repaired and is in good working order
- Locks on shed fence and back of shed have been replaced
- New shed garage door was ordered and hung
- Electrical doors on buildings 1, 6, 10 replaced, primed and painted
- Beehive discovered in ficus trees and a service removed the hive
- Wasp nests around lanais have been removed



The "Chainsaw Gang" hard at work clearing out trees, limbs and vines to make way for the future security fencing along buildings 6-7-8. Left to right: Mike Sharpe, Ken Johnson, Rich Dabrowski, Steve Stewart, Randy Bertram, Bob Risher

**Additional pictures of these men & other volunteers may be found on the Davis Lake website,**

**[www.davis-lake.org](http://www.davis-lake.org)**

## The Safety and Security Committee

Sandy Johnson, Mike Sharpe, Steve Stewart, Rich Dabrowski, Rick Delorme, Val Sharpe

This committee is in the process of developing a 2 to 5-year plan that will address the safety and security needs of our community. The plan will emphasize a proactive approach which could possibly include creating barriers to deter trespassers by placing:

- fences at strategic locations (We have quotes for surveying and fencing the area behind buildings 6, 7, 8).
  - entrance gates
  - specific bushes and flowers
  - signage stating private property and no trespassing or fishing allowed.

Other safety and security measures that are being considered are:

- AED and CPR training
- better signage denoting building number and location
- additional lighting in strategic locations
- strategic placement of cameras to record vehicle entry and license plates.

At this time, we are gathering quotes from businesses that are in good standing with the Better Business Bureau. The next steps will be to finalize the 2 -5-year plan addressing a timeline for the measures to be taken and the funding allocation for each measure.

You will hear from other committees that were formed as they complete their work. We are happy to hear feedback from you, and we are happy to accept new volunteers! Please see any of us to volunteer your services.

Submitted by, Val Sharpe, Vice President

Davis Lake Board of Directors

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As you can tell by the information included above, volunteerism is alive and well at Davis Lake! We thank and commend all those who are working so hard to save money for all owners and make our community a better place. But please keep in mind that everyone who was mentioned in a Committee Report at the Annual Meeting is also a volunteer, just in a different way. The gardening people, the people who put on our social events, those who keep the aerobics classes going each weekday – all of them all volunteers. We thank you and we salute you all!

President Ken Johnson asked me to share the bio that Val Sharpe submitted when she applied for a vacant seat on the Board of Directors. Val was appointed to fill the unexpired term of Dave Powell, and this is the first opportunity we have had to share a little about her.

### Valerie S. Sharpe

My husband, Mike, and I have had the pleasure of being part of the wonderful Davis Lake community for the past 6 years. Although we maintain a home in Maryland, we spend 8-9 months a year at Davis Lake – which we consider paradise. It is my wish to contribute to our community, and it is an honor to serve as a member of the Davis Lake Board of Directors. I would like to share some information so that you know a little bit about me.

**Professional Education and Work History:** I hold degrees from George Washington University (Ed.S.), Johns Hopkins University (M.S.) and Hood College, (B.A.) focusing on Special Education, and Special Education Policy and Leadership. I am presently co-owner and consultant to the Institute of Executive Functioning™ in Baltimore, Maryland. My professional experiences include the roles of classroom teacher, school administrator and university faculty/program director. These experiences have afforded me the opportunity to collaboratively work with people in a variety of situations.

**Service to Boards and the Community:** I have dedicated my adult life to service and volunteerism, including serving on many boards and community organizations. A few of these boards and organizations are listed below.

- Maryland Professional Standards and Teacher Education Board, Maryland Department of Education, Appointed by Governor Martin O'Malley.
- Education Testing Service. Praxis II Writing Team National Teacher Boards, Princeton, New Jersey,
- Council for Exceptional Children and Council for the Accreditation of Educator Preparation (CAEP) formerly National Council for the Accreditation of Teacher Education (NCATE), Accreditation Program Reviewer for Universities and Colleges,
- Service Coordination of Maryland for Adults with Disabilities, State Executive Board. Secretary,
- U. S. District Court, *Vaughn G. v. the Mayor of Baltimore City and the Baltimore City Public Schools*, Baltimore City Public Schools Special Education Programs, Federal Compliance Auditor,
- Council for Exceptional Children, Arlington, Virginia. National Division on Autism and Developmental Disabilities (30,000 members). Arlington, Virginia, Past President, President, Vice President, President Elect,
- Council for Exceptional Children, State of Maryland Unit, President,
- Green-Walled Garden Club, Frederick, Maryland, Secretary, and
- Howard County Public Schools PTA Vice President, Ellicott City, Maryland.

**My Platform/Goals for Our Community:** I enjoy being with people and working as a community team in the development of goals and seeing these goals come to fruition. As a member of the Davis Lake Board of Directors, my goals for our community are:

1. To have transparency and open lines of communication with owners regarding potential Board decisions and expenditures,
2. To be available to members of the community. Please contact me anytime 410-241-3273.
3. To continually assess the safety and security needs of our members and community and develop a plan for identifying and addressing these needs,
4. To review our community rules and regulations, and with owner input as well as alignment with Florida condo regulations, update these rules to meet our current needs, and
5. To maintain the beauty of our grounds.

*I look forward to chatting with you! Valerie Sharpe*

This concludes the March 2020 Newsletter. I hope you have found it interesting and informative. I look forward to hearing from anyone who has an article of interest to include in future editions. In the meantime, many of you will soon return to your homes up north. We wish you safe travels and a healthy and happy summer,

Jane Patterson, Secretary

Davis Lake Board of Directors