

Davis Lake Newsletter, June 2021

Dear Davis Lake Residents,

Well, summer in the north is slowly, finally arriving, after another wonderful season at Davis Lake. To say the season was unusual is an understatement! There were many, many new faces on the property, mainly due to Covid. Sadly, none of our Canadian friends were able to come, and many of our long-time renters also stayed home. We can only hope and pray that the 2022 season returns to normal and we are united with our Davis Lake friends again.

As you are aware, we held our first-ever virtual Annual Meeting in March. All in all, the Board considered the event very successful, and we have received many positive comments from owners. One of the main advantages was that anyone who wanted to attend the meeting could do so, regardless of their location. We thank Florida Sunset Management (FSM) for their technical expertise and professionalism in conducting the session. We know that 45 households were tuned in, and many had more than one participant or owner present. There was a good representation of owners, and everyone was able to ask questions and express themselves during the meeting.

Following the Annual Meeting, the Board met and welcomed new member Ted Howerzyl (#915) and Jane Patterson (#914), who was re-elected to another term. We thank those who submitted their resumes for consideration, and express our appreciation to them for their interest in serving our community. During the meeting, the gavel was passed from out-going Board President Ken Johnson (#124) to Valerie Sharpe (#624) who was unanimously elected Board President. Ken's motto was "Leading Davis Lake through Beautification, Socialization and Recreation." You totally succeeded in all those endeavors, Ken! We sincerely thank you for your ten years of service to the Board. Enjoy your "retirement" – it is well deserved. We wish Val the best of luck in her new role leading Davis Lake. Please offer your congratulations to both Ken and Val!



As I mentioned earlier, there were many, many new faces at Davis Lake this past season. And along with new faces comes some confusion the first few days as to the rules and regulations of our community. We find most of our seasonal guests are more than willing to abide by our rules once they know what they are. To those owners who rent, this is where you come in. It is your responsibility to ensure your renters DO know the rules and regulations. So not only do you have to provide them with a copy, but please ask them to actually READ them! Let's start at the beginning: All guests who are staying overnight or longer MUST register at FSM and obtain a parking permit. There they will be asked if they have been given a copy of the Rules & Regulations, and then asked to sign a form confirming their understanding of them. Thanks to everyone for your cooperation in doing this. We all want an enjoyable experience for owners, visitors and guests.

Everyone coming onto our property will notice new, more visible and clarified signage, not only at the entrances, but in the pool area as well. Please let us know what you think!

At the south entrance



Attached to each pool gate



Mounted on the office exterior wall



Mounted on the office exterior wall



Building #4 Directive Sign



Building #10 Directive Sign



Yes, we now have cameras and motion detectors installed at a few locations on our property. This is for the safety and security of everyone, and done at minimal cost to the association. In addition, our manager Kim Luebke and maintenance employee Steve Sieradzki are on the premises on a regular basis, looking for anything out of the ordinary or suspicious. We ask that if you “see something, say something.” To report any issues, please call Kim at FSM: 239-454-3525, ext. 804. She will take the appropriate action.

In addition to our new and improved signage, you will also notice the enhanced beauty of Davis Lake. Many, many maintenance projects were identified and have been completed. Board VP Rick Hartwig (#122) led of group of volunteers who spent hundreds of hours fixing, building, painting and cleaning. In addition, Sandy Johnson (#124) headed up the gardening committee once again. As the gardening report at the Annual Meeting stated, over \$1700 was donated by very generous owners to buy plants, trees, shrubs, mulch and fertilizer. Sandy and her crew worked daily all season to make our gardens lush and beautiful, at no expense to the association. We once again want to thank Lorrie Metzger for all she does to maintain the gardens all summer long. She works tirelessly so that the gardens look absolutely beautiful for us when we return to Davis Lake. Both Sandy and Lorrie are truly gardening gurus. You cannot put a price on time and effort by those who care! We thank the donors for their generosity, and the volunteers for your labor of love in making our community so beautiful!

There are far too many individuals to name individually, but the pictures below depict Davis Lake volunteers caught in the act of doing good things! Gardens were created, trees and bushes planted, the storage enclosure behind the office was completely re-built and painted, and all the water pump enclosures throughout the property were painted.

Gardeners at work



A new Bismarck was planted



Unloading materials for the enclosure



The new, improved storage enclosure



One of the newly painted water pump enclosures



A solitary man and his paint brush



In closing, we hope and pray that everyone has a healthy and happy summer. We look forward to seeing all of our Davis Lake friends again soon!

Jane Patterson, Secretary
Davis Lake Board of Directors

Following is a message from our President Val Sharpe:

Greetings!

We missed so many of you this year! Things were just not the same without you, our Davis Lake family! It was wonderful to see many of you on ZOOM during our Annual Meeting. To say this past year was one of change and adjusting to a “new normal” would be an understatement! I hope that next season will return to the “old normal” as we knew it prior to the onset of COVID-19 so that we can all be together!

This year the Board would like to have additional meetings to better enhance communication regarding operations, updates, and owner needs and concerns. These additional meetings will follow the same protocol as the annual meetings in that there will be an email or snail mail sent to you announcing an upcoming meeting. When you receive this information, please email kim@sunsetmgmt.com or call Kim at FSM 239-454-3525 ext. 804 with any item you wish to be addressed. That item will then be placed on the agenda. The meeting notification and agenda will then be emailed, or snail mailed to you following the same timeline as the annual meeting notification. The meeting dates are as follows:

Wednesday, August 11 at 9:00am. This will be a ZOOM meeting and you will be sent a login link for your computer or a phone number to call. Some of the topics that will be on the agenda will be: a secure location for bicycle storage, assigning a committee to review the Rules and Regulations as many no longer apply or need updating, the 5 Year Landscaping Plan, and William’s suggestion to make the sprinkler system more efficient. Also, as noted above, we encourage you to submit to Kim at FSM (kim@sunsetmgmt.com) items to be posted on the agenda.

Wednesday, December 1 at 9:00am. This will be a ZOOM meeting and you will be sent a login link for your computer or a phone number to call. We will be discussing the budget at this meeting.

Wednesday, Feb. 2 at 9:00am. This meeting will be held at the pool.

Wednesday, March 9 at 9:00am. This will be our typical Annual Meeting and will be held at the Iona Ranch Clubhouse.

Thanks to John Parker, we have an updated website. Please take a look at <http://davis-lake.org/>. There is a lot of great information posted including a contractor list (we do not promote the contractors on this list, it is merely a tool to help you get started), the Rules and Regulations for our community, answers to frequently asked questions, the volunteer form for those of you who wish to volunteer and help complete the many tasks that keep Davis Lake so beautiful, how to pay your condo dues, etc.

We experienced a problem with rodent control and hired a company, at an additional expense, for a year to address this issue. We ask that you please do not feed squirrels or have bird feeders near the buildings as this food encourages the palm rats to set up permanent housing and we will continue to pay a substantial amount of money to increase rodent control measures.

Steve Sieradzki will be working with us 4 hours a week and will be doing light maintenance work such as painting areas that need refreshing, spraying pavers for weeds, replacing light bulbs, checking the pool water, replacing broken brackets on the globe lights, etc.

The Board is aware of the concerns regarding:

1. bicycle storage,
2. a 5 Year Landscaping Plan,
3. the use of water, and
4. the current Rules and Regulations.

Bike storage is going to be an issue that will receive attention this year. A new combination lock has been placed on the gate next to the shed behind building 6. You may store your bikes back there while not on the premises until we resolve the bike storage situation. The combination is 0035. Even while stored in this area, we encourage you to lock your bike.

We are currently working on a 5 Year Landscaping Plan that will focus on replacing diseased palms, dead shrubs and maintaining our current landscaping, while being fiscally responsible. To date, a schematic of the ground plantings has been created and is in the process of being reviewed as to what needs to be maintained or replaced. Davis Lake is known for its beautiful grounds, which is one to the many reasons that our community is so special.

Owners have raised concerns about the use of water in terms of the grounds and the gardens. We are working with William Roman, our landscaper, to make sure that our sprinkling system operates effectively and efficiently. William is in the process of installing sprinkler heads that will water the gardens from the well instead of using water from the city. As well, he will be relocating some of the sprinkler heads to increase the range of coverage in the common areas. If you have a concern with the sprinklers, please call FSM to report your concern.

We need to revisit our Rules and Regulations. We have experienced a different set of needs and concerns over the past few years and our Rules and Regulations need to be updated to meet our current needs. If you are interested on serving on the Rules and Regulations Committee, please email me at: vssfrostburg@gmail.com.

Lastly, and most importantly, I want to thank each of you for all you do to make our community so special. The changes that occurred this year required a lot of open mindedness and flexibility on your part. Kim from Florida Sunset Management has mentioned several times that we had the smoothest transition she has ever noted. Kudos to all of you for making this possible!

Enjoy your summer!!

Please stay safe and well,

Val