

## Davis Lake Newsletter, March 2022

Dear Davis Lake Residents,

We are back in full swing for another season, and are seeing many familiar faces returning to Davis Lake after a year of Covid “social distancing.” Welcome back to our Davis Lake friends!

So much has been accomplished around our beautiful community this past year, and that will be fully reported at our annual meeting on March 10, 2022. The latest project completed was the installation of 100 new car bumpers in every owner’s parking space. The remaining “guest” car bumpers (on pavers) were then done later to maintain uniformity in front of our buildings. The new bumpers have greatly improved the overall appearance of our buildings. Thanks to all who cooperated and moved their vehicles so the work could be accomplished quickly and efficiently. And a special thanks to Val Sharpe (#624) and Kathy and Steve Stewart (#113) for hand-stenciling all unit numbers on the new bumpers. It was slow, hot, grueling work on hands and knees!



After an extremely heavy rainy season, our trees, shrubs and bushes are thriving, and the grounds are beautiful, as always. The gardening committee, Lorrie Metzger (#1014); Sandy Johnson (#124) and Val Sharpe (#624) have worked tirelessly year-round to maintain the gardens throughout the community. They also have identified areas that need new sod, fertilized trees and shrubs, and identified items that need to be removed due to disease, etc. The committee has also developed a long-range plan for landscaping. Part of that plan includes removing all Areca palms from the property, and that has been completed. Removing and replacing other plants throughout the grounds will be done as time and money permit. You may have noticed the colorful and beautiful pots around the pool area. If you have, please thank a member of the committee!! Those plants, the soil for the pots, and the fertilizer to keep them growing and many other items were all purchased with donations from generous owners and seasonal guests. We thank them for their generosity!



We are slowly easing back into a few social activities. A casual get-together was held in the parking lot in front of building #8. Two “Donuts & Coffee by the Pool” events have been held, as well as a “Sub Party.” Many thanks to the Entertainment Committee, Kathy Stewart (#113); Teri Parker (#513); and Arlene Carr (#311) for planning these events and enticing volunteers to help. Davis Lake people love to meet and socialize! And these events have allowed us to do that in a safe and responsible manner. The committee plans to schedule things month-to-month, and will keep everyone posted as new things are planned. If you enjoy these events, please raise your hand to volunteer!



And speaking of volunteers.....So much of what has been done this past year (even if some things have gone un-noticed!) has been by volunteers. Some things have been organized, with projects identified and tasks assigned to those who offered to help. But many, many other things have been done by individuals who saw something that needed done, and simply did it. (I cannot include names or pictures, as these guys are camera-shy!) You will hear more about the projects accomplished at the Annual Meeting, and the tremendous cost savings to each owner. But in the meantime, if you see someone doing something that improves the overall quality of life in our community, please thank that person! As you know, there are NO paid employees at Davis Lake with the exception of our Manager Kim and our part-time maintenance employee Steve, who is paid 4 hours per week.

Trash and re-cycle pickups continue to be an issue. Many people are involved in trying to resolve this on-going issue, including Kim, members of the Board and other concerned, helpful owners. Until this can be resolved for good, please do not put anything in the blue re-cycle containers if the lid cannot be closed! Once the bins are completely full, please put additional items into the dumpster. We appreciate your cooperation.

As we all know, our monthly fees went up in January, plus a \$100 special assessment was levied because of the ever-increasing insurance costs. This is frustrating for all of us! We asked our Manager Kim to do an analysis of similar associations, and below is the cost info she gathered. Clearly Davis Lake is in great shape by comparison. This is due in no small part to the outstanding leadership over the years at Davis Lake, and the work done by volunteers!

**Davis Court:** 30 units = \$360.00 per month + \$500 special assessment for painting

**Davis Woods:** 100 units = \$353 per month (just raised \$28) + individual water bill + \$656 assessment for next 5 years + all owners had to replace lanai cage at own cost for \$1200

**Cardinal Cove:** 86 - 2 story condos, built in the 1980's very similar to Davis Lake= \$455 per month

**Myerlee Circle:** 100 condos built in the 1970's \$475 per month + \$3000 special assessment for roofs

**Siesta Pines:** off Davis Road-16- Two story townhomes- built in the 1980's = \$360.00 per month

**Quail Run:** 56 units built in late 70's = \$400 per month and NO RESERVES! Special assessment for everything outside of operations!

Cinnamon Cove Terrace III: 90- 3 story condos built in early 80's = \$425 per month. Had an \$81 dollar increase this year alone due to too many years kicking expenses down the road.

In closing, I want to let you know this will be my final Davis Lake newsletter. As of 3/11/2022, I will have served on the Board for 5 years, and I informed the other Directors in June that I planned to step down after this year's Annual Meeting. I was elected to the Board in 2017 and wrote the first newsletter when I became Secretary the following year. I have truly enjoyed sharing good news and items of interest, and hope you have benefitted from the information. I have worked with so many smart, talented, and dedicated people over the years – Davis Lake is truly blessed to have so many people willing to give of their time for the benefit of the association. I thank them all – it was my privilege to serve with them! I wish nothing but the best for the new Directors, and have offered my help and support whenever needed.

I look forward to seeing many of you out and about in the neighborhood.

Jane Patterson, Secretary

Davis Lake Board of Directors