

Lowe's Ferry Property Owners Summer Newsletter - August 2021

The LFPOA Board hopes everyone is having an enjoyable summer and we would like to share some important community information and updates.

We continue to be a vibrant and growing community, as Lowe's Ferry appeals to families of all ages. Since January 1st, we've had 5 homes completed, we have 5 homes currently under construction, and we have 1 plan currently in the ARC approval process.

As the community grows, we'd like to remind everyone that it is the responsibility of each property owner in Lowe's Ferry to understand and adhere to all Easements, Reservations, Covenants, Conditions, and Restrictions; the Architectural Design Guidelines and Construction Rules; the Pool and Clubhouse Rules and Regulations, and; the Protocols and Penalty Schedule for Violations. You will also find all community information on our website: Lowesferrypoa.com

RV/Boat/Trailer Parking: Homeowners have been parking RVs, boats, and trailers on their lots and in their driveways. We would like to remind everyone that Article 4.4 of the LFPOA Covenants states "no storage of any recreational vehicle including but not limited to boats, trailers, campers, ATVs, personal watercraft (PWC) shall be permitted on a lot outside of an enclosed building," with an exception per the Protocols and Penalty Schedule for Violations as listed below:

Specifically ARTICLE 4 PERMITTED AND PROHIBITED USES
Clause 4.4, with respect to recreation and utility trailers,

Owners will be allowed to park recreation and/or utility trailers in their driveways for not more than a maximum of six (6) days during each 6 month period of a calendar year. The six days may be concurrent or spread over the six-month period. This regulation applies to trailers attached to as well as trailers detached from an Owners vehicle. In the event an Owner exceeds this six (6) day allowance, the Board will notify the Owner by email that the timeline has been exceeded, and that a penalty of \$15/day for every day exceeding the six (6) day allowance will commence the day following such e-mail notice.

Additions/Improvements: Homeowners are making major improvements to their properties without receiving the appropriate approval from the ARC. Per the Architectural Design Guidelines:

No residence, structure or improvement of any kind or nature, or any fence or barrier shall be commenced, erected, placed, moved onto, or permitted to remain on any of the Lots, nor shall any existing structure, improvement, fence or barrier upon any Lot be altered in any way which materially changes the exterior appearance thereof, without the written consent of the Committee; nor shall any new use be commenced on any Lot without the written consent of the Committee. Plans and specifications of all such improvements and uses shall be submitted to and may be retained by the Committee. They shall be in such form and shall contain such information as may be required by the Committee, but in any event shall include, without limitation, (1) a building plan and site plan showing the floor plans, exterior elevations, color scheme, kind, shape, height, materials and location with respect to said Lot (including proposed front, rear and side setbacks) of all structures, fences or barriers, and location of all parking spaces and driveways on the Lot and the proposed surface thereof, and (2) grading and landscape plans.

Please refer to the Declaration of Covenants, Conditions, and Restrictions (CCRs) and Architectural Design Guidelines for additional requirements.

Please note: Once the building process commences on a lot, the lot owner is responsible for mowing and maintenance. Please review the construction site rules and ensure the builder is abiding by these rules, as the responsibility ultimately falls to the lot owner.

Contact Information:

Contact board@lowesferrypoa.com with all general community needs, questions, or concerns.

Contact arc@lowesferrypoa.com with questions related to building or improvements/additions to your property.

Contact hoa@hoamanagmentcorp.com with questions related to dues payments and when you sell your property and/or change addresses.

With regard to our financial management service, there is misinformation being disseminated in the community that HOA Management is not local and is more costly than our prior bookkeeping service - this is not accurate. Their address is: HOA Management Inc., 120 Suburban Road, #103, Knoxville, TN 37923. Phone: 865-558-3030. It is common practice for checks to be sent and processed via a bank lock box, and the address for dues payments is: Lowe's Ferry Property Owners, c/o HOA Management, PO Box 90006, Omaha, NE 68103-1506. You can also drop a check off at their Knoxville office. The Board has been fully transparent with the community. If you have questions about this service, our contract, or why this company was chosen, please contact the Board.

The second installment dues was to be paid by July 31st. If your check has not cleared or you have not paid your dues, please contact HOA Management at 865-558-3030.

Projects & Committees: As the community is 14 years old, our amenities are aging. We also have many acres of common area to maintain. The Board has identified larger and costly needs in the community that must be addressed, and these needs include: drainage, culvert, and wetland clean-up; pool refinishing; rip-rap/erosion control; gate system and security upgrades, and; street repairs.

We continue to seek members to serve on our committees to help determine needs of the community. Who is willing to serve on these committees? Please email the Board with your interest. Everyone who wishes to serve on a committee will be able to serve.

- ARC
- Clubhouse/Pool
- Gates/Entrances
- Grounds/Lighting
- Marina
- Welcoming

Clubhouse and Pool: As more families move into the community our pool area is becoming increasingly crowded and we all need to share the space and be tolerant and respectful of others. We'd like to remind everyone that the clubhouse and pool is for the exclusive use of our property owners and a few guests they may bring with them. We have received complaints about large groups of non-residents at the pool and we are hoping everyone can self-police and be considerate of others in the community so we are not forced to implement additional restrictions. Please do not give your key fob to those who reside outside of the community.

Clubhouse cleaning is performed only once per week, every Monday morning. Whether you are inside or outside, please clean up after yourself.

We've added a "Lost & Found" location in the fitness room on the rolling cart. If items are not claimed after 30 days, they will be discarded or donated.

New umbrellas and an additional table and chairs have been purchased for the pool deck. Please close and secure all umbrellas when you leave.

The clubhouse and pool area is reserved for private parties on August 14th and 22nd.

The pool will be closing in October - date to be determined.

Please familiarize yourself with the following Clubhouse and Pool Rules:

- NO PETS are permitted in the clubhouse, exercise room, pool or deck area. Parties using the pool MUST towel dry before entering the clubhouse.
- DO NOT sit on the indoor furniture in wet clothing.
- Keep DOORS CLOSED. Clubhouse is to be accessed from the poolside using your FOB. Be mindful of the other Owners using the facility, keep TV sound levels low.
- NO glass is permitted in the pool or deck area.
- NO diving is permitted.
- NO running is permitted.
- Children in diapers are NOT permitted. Protective swim diapers are permitted. Street clothes (T-shirts, cut-offs, etc) are NOT permitted in the pool. Persons with contagious diseases or open wounds are NOT permitted in the pool.
- There is NO Lifeguard on duty.
- All residents, their guests, tenants and invitees swim at their own risk.
- Hours of use: Dawn to Dusk.
- Smoking debris must be disposed of and not left on the property.
- Entrances to the steps into the pool must not be obstructed.
- Loud music or obscene language is not permitted.
- Personal music devices are allowed with headphones.
- No toys, bikes, skateboards, roller skates are permitted in the pool area.
- Children under 14 are not permitted unless supervised by an adult. Persons supervising children must be minimum 18 years old.
- No high risk activity as determined by the Association or its Board will be allowed to be conducted in the pool.
- The liability for any personal injury and/or property damage resulting from improper or unauthorized use by any resident, their tenant or guest is the responsibility of the resident.
- Residents must inform their tenants, guests and invitees of the rules and regulations.

MAXIMUM OCCUPANCY - Pool Area - 80 / Clubhouse - 45

Wildlife in the community: Geese, and fox, and bear, oh my! We all enjoy seeing the many types of wildlife in the community, however some of these animals (geese) are becoming a nuisance and leave very unpleasant and unsanitary packages behind. We are trying to reduce the mess, especially near the pool, marina, and where people walk. Please do not feed the animals on common areas, in the marina, or on vacant lots.

To keep the geese out of the marina, we will be testing a number of different tactics.

Community Directory: If you are interested in having your contact information added to our community directory - with the directory only being accessed by those listed in the directory - please send an email to: Board@lowesferrypoa.com

In closing, we hope everyone enjoys the remaining weeks of summer and you have a safe and healthy start to the school year. Please drive slowly and safely through the neighborhood.

LFPOA Board

