

LOCHMERE 2021 IN REVIEW

Dear Lochmere Owners / Residents,

Your Lochmere Homeowners Association Board continues to work to preserve and enhance the value of your investment in Lochmere. Each year the Board evaluates and prioritizes the needs of not only the Common Area but the entire subdivision.

During 2021 several projects were undertaken. Among those were the development of a Welcome Kit for new owners/residents and the revamping of our website LochmerHOA.com. The update of the website will become effective during January. Delivery of the Welcome Kit to new owners will also begin soon after the start of 2022. The Board also approved the replacement of our antiquated key card system. Issuance of new cards to residents is tentatively scheduled for the first quarter of 2022. Also, the Groundskeeping Committee has been extremely busy having our crews perform numerous tasks to get our beautiful Common Area in shape. As you can imagine, with the size of our Common Area this takes quite some effort on a continuous basis at considerable expense.

At the annual meeting in May the Board announced the additions of a pavilion and playground. The playground is still on track and should be installed during the first quarter. Unfortunately, with our Common Area being in a flood zone, the environmental regulations we were required to follow for the pavilion accelerated the cost to such a degree the project was placed on hold for now.

One issue the Board continues to encounter is the need for owners/residents to read and follow the Lochmere covenants. For the most part, these are not intentional actions, but the lack of knowledge of the covenants. For example, ALL modifications to the exterior of a residence or its landscaping must be submitted to the Review Board for approval. Failure to do so may result in reversal of the changes at the owner's expense. Please refer to our covenants at LochmereHOA.com, Article II, Section 3. When in doubt about a change or modification, ask a Board Member.

The Board wishes to thank you for your support and assistance in making and keeping Lochmere a premier subdivision in our area. Your effort to maintain your property in the proper manner and following the rules of the subdivision ensure the strong health of our investments in Lochmere real estate.

Sincerely,

Lochmere Board of Directors