



Grace Lake HOA Newsletter

From the desk of the President

It appears that Spring has sprung and temperatures are rising and this means that Spring cleaning will begin as Summer is just around the corner. This year it is our hope that Spring and Summer will have a more special meaning as we as a country and community are both hopeful and excited about the prospects of emerging from this horrible pandemic that has claimed the lives of over 550,000 Americans. It has certainly touched my household, and I am sure the households of your friends and may be even your family which I know for me in some cases unfortunately proved fatal. Please continue to mask, social distance and if you are predisposed get vaccinated.

Separately, I wanted to share some of items that your HOA Board is working on such as:

(1) A review of the HOA covenants which have only had minor revisions since their inception over 2 decades ago. We have retained the firm of Harrison Law to assist us with this as well as advise us on legal matters including our process on covenant violations, enforcement etc. However, I would be remiss if I didn't mention that given our nature of how our budget is developed, we will use their services judiciously.

(2) The Board met recently to review the 2021 budget and it has been determined that our dues collection is not adequately covering expenses and does not allow for us to deal with any emergency contingencies. Our commitment to you is for us to be completely transparent on the use of funds that are spent on your behalf. More to come on this subject as we continue to evaluate our options based on the needs of the community and the much needed maintenance priorities and upgrades to our common areas, including signage etc..

(3) We will soon be creating a Residents-Only portal on the community website to insure that your request, and concerns are properly vetted and routed to members of the HOA Board including the Architectural Control Committee. We hope to have this in place by no later than May 1. You will receive instructions on how to confidentially access it.

There is so much more I could say, but newsletters are meant to be brief, not turn into novels so I will stop here. Suffice to say, we are an active Board committed to insuring our community remains a “high quality” community and the value of our collective property investments grows, while also insuring that Grace Lake is coveted among those looking to reside in a wonderful welcoming community.

As the pandemic subsides, I look forward to seeing many of you as soon as it is safe to do so.

Be well and please stay safe!

Best,

Lawrence M (Larry) Drake , Ph.D.

Spring Clean Up



SPRING IS IN THE AIR!!!!

It is that time of year again.

Spring is coming and it is about that time when we want to spring clean. WSA has scheduled 26 April 2021 as our Spring Clean-Up Day. Ensure everything is on the curb by 7:00 a.m.

NOTE: Recycle Pickup will start back up 3 May 2021

ACC Talk



ACC Board

Rojene Bailey, Jim Hildreth, Jerry Pece

Just a Reminder from the ACC

Spring is the time for projects...Please submit your plans to the ACC prior to beginning your exterior projects. We have a beautiful neighborhood....and We thank you all for your efforts and contributions.

Sincerely,
Architectural Control Committee

To request a review for covenant covered projects or exterior changes. Contact our team at: www.GracelakeHOA.com.

Helpful Hints

Just in case you have this issue:

If you hear a squealing that seems to be coming from your HVAC, check by your gas meter when you hear it and see if maybe it's the gas meter that's making that sound. It comes through the gas pipe so it seems to be coming from the wall, it doesn't seem to be coming from outside necessarily.

Cindy shares this with the community:

Whenever my HVAC came on there, was a squealing or squeaking noise. it sounded like maybe an animal caught in something or maybe a bird really loud right outside the

window. this has been going on for months. We called the HVAC people. they came three different times and, of course, when ever they came, it wasn't happening. It seems to only happen when the system first turns on and not every single time but 99% of the time, of course not happening when they were listening for it. Finally, it came on last night with a squeal and my husband ran out to the side of the house where the HVAC is and it turns out the squeal is not the HVAC, it is the gas meter, it is old and needed to be replaced. the diaphragm was worn out. the lifespan of a gas meter is about 20 years. most of the houses in our neighborhood were built in like the early 90s so, they are now at age where that very possibly could be going wrong. Normally the gas company would come out and try to change it automatically but it doesn't look like they've gotten our neighborhood. I just thought maybe you want to share that in the next newsletter or whatever.

The HVAC company said it could be some kind of bearings in the unit. \$625 to replace. The meter replacement was free.

Thanks Cindy for sharing

Please reach out to us if you have any questions or concerns. We value our community and residents.

Terri Hurst
HOA Secretary