



Grace Lake HOA Newsletter

From the desk of the President

Greetings Grace Lake neighbors.

While we have just concluded the first month of the year. Given I haven't met many of you in person, I would still like to wish all of the Grace Lake families that share this space together a very happy and prosperous New Year. We left behind a year that challenged our long-held normal and yet entered a year where we found ourselves establishing "new" normal it feels like everyday. However, despite the constant of change I remain steadfast in my faith and what some might describe as a "relentless optimist", not to be confused with being Pollyanna, but someone who still believes in humankind and tomorrows!

To that end I am pleased to report that your HOA board concluded the first of four quarterly meetings on 1/29 and our discussion included items such as

(1) **HOA By-Laws, Covenants:** how best to insure that our residents don't ignore these important conditions that govern our community standards. Additionally, it was not lost on us that it would prudent to conduct a through review of these standards since many of them were enacted 27 years ago when our community was under construction. Some things have changed and then again some things have not.

(2) **HOA dues:** policies and practices, including how best to insure that delinquent residents are not enjoying the best of our community without contributing to it.

(3) **Timely, consistent and transparent "quality" communication:** you, our residents deserve it. The previous Board did a great job and we want to build on what they've put in

place.

We also discussed how to handle resident concerns more effectively and just like items 1-3, each of us are going to work in between our next scheduled Board meeting to develop some recommendations and or changes we would like to make on your behalf. We will keep you posted on our progress.

Returning to the HOA dues, please know that paying your HOA assessment as early as possible allows us to invest the proceeds using a interest bearing investment fund whose growth is critical to the HOA having the funds to deal with emergencies such as dredging the Lake, tennis or pool repair or street signage etc.. Separately, I have heard from a number of residents who are unclear on the address to send their remittance. It is located on the Grace Lake website: <https://gracelakehoa.com/> under the tab **contact**.

Finally, I hope that each of you, who are part of this community will come to know that Terri, Jim, Marjorie, Rojene, John, Jerry and myself are committed to the “quality” of community, in part by insuring that we work together to help our community collectively maintain and grow the “quality” and value of our property investment. We do this in part by adhering to community established standards including our entrances , our lawns and obeying sign ordinances and restrictions on recreational vehicles such as boats or RVs parked in driveways.

We also have to ensure that we have “quality” engagement, which simply means we treat each other with respect and dignity and we care about each other. As some of you know Tony and Linda Myles recently lost their daughter Missy. If you have a chance, send them a card of support or share a prayer for their safe keeping during this very difficult time.

The first message is often the longest. I will try to keep it brief in the future!

Keep well and stay safe Grace Lake.

Best
Lawrence (Larry) Drake II, Ph.D.
President Grace Lake HOA

Dues



It is that time of year again.

Please send your dues in for the 2021 year. Dues are \$350.00 and are due now. Send checks to the address below:

**Grace Lake HOA
PO Box 5636
Douglasville, GA 30154**

ACC Talk



Meet our new ACC Board
Rojene Bailey, Jim Hildreth, Jerry Pece

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

Q&A

Question: What is the Architectural Control Committee and what is it for?

Answer: This is what is stated in Article III, Section 1 of the Covenant for the Architectural Control Committee;

ARTICLE III
ARCHITECTURAL CONTROL COMMITTEE

Section 1. Purpose, Powers and Duties of the Architectural Control Committee. The purpose of the Architectural Control Committee is to assure that the installation, construction or alteration of any Structure on any Lot is submitted to the Architectural Control Committee (ACC) for approval (1) as to whether the proposed installation, construction or alteration is in conformity and harmony of external design and general quality with the existing standards of the neighborhood and with the standards of the development of the Property; and (2) as to the location of Structures with respect to topography, finished ground elevation and surrounding Structures. To the extent necessary to carry out such purpose, the Architectural Control Committee shall have all of the powers and duties to do each and every thing necessary, suitable, convenient or proper for, or in connection with or incidental to, the accomplishment of such purpose, including without being limited to, the power and duty to approve or disapprove plans and specifications for any installation, construction or alteration of any Structure on any Lot.

We will be working to ensure Grace Lake continues to be the best and well-kept community ever.

Terri Hurst
HOA Secretary