

Lake Forest Of Houston Lake HOA
Board of Directors
Post Office Box 49
Perry, Georgia 31069



Dear Lake Forest Residents,

On behalf of the Board of Directors, I would like to thank you for your continued involvement in the Lake Forest community. As your newly elected Board moves forward, our goal is to improve organization, communication, and transparency within the Association while ensuring that HOA operations remain consistent, responsible, and fair to all homeowners.

KEY COMMUNITY UPDATES

- **First Board Meeting Since Transition**

The Board will hold its first official meeting following the transition on **March 16, 2026 at 6:30 PM via Zoom**. Residents are strongly encouraged to attend.

- **Annual HOA Dues**

The annual HOA assessment remains **\$175 per year**, and the Board is **not planning to increase dues at this time**.

- **Late Fees for 2026 Assessments**

The Board intends to vote on **waiving late fees for 2025 & 2026 assessments** provided accounts are brought current by **April 1, 2026**. If accounts remain late beyond April 1, 2026, late fees will remain assessed to accounts.

- **New Communication Platforms**

The Association website and EasyHOA portal will now serve as the **primary communication platforms** for HOA information and updates along with email & SMS communications.

- **Architectural Requests**

All exterior modification requests must be submitted through the **EasyHOA portal**. Requests will be responded to as quickly as possible with the intent of 7-10 business day.

- **Enforcement Timeline**

Covenant enforcement will **resume April 15** following the administrative transition period.

- **Parking and Neighborhood Safety**

The Board is currently reviewing concerns related to **street parking and neighborhood safety**.

The Association is currently led by a newly seated Board of Directors consisting of **Robert Miles, President; Bruce Holden, Treasurer; and Kristy Walsh, Secretary**. As volunteer members of the community, the Board is committed to strengthening communication, improving organization, and ensuring the Association operates in a transparent and responsible manner for the benefit of all homeowners.

Following the Special Election and Board transition on **February 16, 2026**, the newly seated Board of Directors began a thorough review of the Association's records, financial accounts, operational procedures, and administrative structure. Our first priority was ensuring that HOA assets, accounts, and records were properly secured and organized so the Association can operate responsibly moving forward.

Board Transition and Administrative Review

Transitions in leadership often require a period of administrative adjustment, and that has certainly been the case here. Many records and procedures necessary for the Association to operate effectively had not been maintained in a consistent or organized format. As a result, a significant portion of the Board's early effort has focused on organizing records, securing financial accounts, and ensuring the Association's operations align with its governing documents.

Over the past several weeks, members of the Board have also had the opportunity to speak with several homeowners regarding questions and concerns about the HOA and the direction of the community following the recent transition. These conversations have been extremely valuable. Hearing different perspectives allows the Board to better understand the priorities of residents and helps guide decisions as we move forward.

Since taking office, the Board has taken several important steps to stabilize and organize HOA operations.

These actions include:

- Securing all financial accounts and removing access from past board members
- Updating accounts so all correspondence is directed to the PO Box and not individual home addresses.
- Securing the PO Box by transferring ownership from individual to the HOA and replacing locks
- Reviewing and reinstating HOA insurance policies to ensure the community remains properly insured
- Auditing existing records to identify inaccuracies and begin correcting them
- Launching the Association's official website to centralize communications and documents
- Organizing HOA records digitally to improve long-term recordkeeping and transparency

Improving Community Communication

Improving communication within the community is a priority. The Association's official website and the EasyHOA portal now serve as the primary platforms for communication between the Board and residents. These systems allow homeowners to access governing documents, submit architectural requests, make assessment payments, and review official notices and meeting information in one centralized location.

Homeowners are encouraged to ensure they have access to the EasyHOA portal and that their contact information is accurate and up to date so the Association can communicate important notices and updates.

PLEASE REACH OUT TO THE BOARD IF YOU DO NOT HAVE ACCESS!

Facebook Page Clarification

Many residents are aware of a Facebook page that was created by a previous board member and has historically been used for HOA-related discussions. However, that page is not controlled by the current Board, and no active board members have administrative access to it. For this reason, the Board will no longer monitor or respond to questions through that page.

Official HOA communications will instead be distributed through the following channels:

- The Association website
- The EasyHOA portal
- Email notifications
- SMS notifications when appropriate
- U.S. Mail when required

Upcoming Board Meeting

The Board is committed to increasing transparency and encouraging homeowner participation in Association matters. As part of that effort, the Board will be holding its first official board meeting since the recent transition on March 16 at 6:30 PM via Zoom.

We strongly encourage residents to attend if at all possible. The meeting will provide an opportunity for the Board to share updates on several topics currently being addressed within the community and to gather feedback from homeowners. Our goal is to ensure that residents remain informed about the direction of the Association and have the opportunity to share their thoughts and concerns.

Information on how to join the Zoom meeting will be distributed through the Association website and the EasyHOA portal prior to the meeting.

HOA Assessments

The annual HOA assessment remains \$175 per year, and the Board is ***NOT planning to increase dues at this time***. HOA assessments are the primary funding source for the operation of the Association and are used to maintain landscaping, insurance coverage, administrative expenses, and other costs necessary to maintain the neighborhood as well as community events.

Currently, annual dues are due January 1 and considered late February 1. The Board intends to propose adjusting the assessment schedule beginning with the 2027 assessment cycle so that annual dues will be due February 1 and considered late March 15. This change would provide homeowners with additional time after the holiday season to make payments.

Assessment notices were previously issued approximately ten days before the due date. This has been corrected so invoices will now be issued approximately thirty days in advance.

New construction homes within the community are subject to a \$250 initiation fee. For resale transactions, a \$250 transfer fee is assessed at the time ownership of the property changes.

Late Fee Consideration for 2026

In recognition of the recent board transition and ongoing review of HOA records, the Board intends to vote to waive late fees for the 2025 & 2026 assessment provided accounts are brought current by April 1. Anyone whom has already paid the late fee would receive a credit towards 2027 annual due if approved.

Architectural Review Requests

Exterior modifications to homes require approval from the Board of Directors or Architectural Review Committee (ARC). All requests must be submitted through the EasyHOA portal using the appropriate request form and should include sufficient details such as plans, materials, dimensions, and color selections. The governing documents allow up to 45 days for review, although the Board's goal is to respond within approximately 7–10 days whenever possible.

Covenant Enforcement

Since the board transition on February 16, the Association has not actively enforced violations while administrative procedures were being stabilized. Beginning April 15, enforcement procedures will begin to resume in a consistent and structured manner in accordance with the governing documents. The Board's primary focus will begin on issues that materially affect neighborhood appearance and safety.

Areas of focus will include but not limited to:

- Vehicles parked on grass or sidewalks
- Severely overgrown yards
- Dead or hazardous trees
- Debris visible from the roadway
- Window air-conditioning units
- Toys left unattended in front yards
- Basketball goals placed in roadways

Whenever possible, the Board prefers voluntary compliance and communication before formal enforcement becomes necessary.

Street Parking

Street parking has also been a frequent topic of discussion among residents. The Board understands that many households have multiple vehicles and that street parking may sometimes be necessary. At the same time, excessive or improperly positioned street parking can create safety concerns and make it difficult for emergency vehicles, school buses, and sanitation trucks to safely navigate neighborhood streets.

At this time, the Board is reviewing the governing documents and seeking guidance regarding the Association's ability to regulate or enforce street parking. Because this can be a complex issue involving both HOA authority and local ordinances, the Board is taking time to evaluate the appropriate approach before implementing any potential policies.

In the meantime, residents are encouraged to follow these general guidelines:

- Use driveway and garage parking spaces whenever possible
- If parking on the street, park in the direction of traffic with the passenger side closest to the curb
- Avoid parking directly across from another parked vehicle in a way that narrows the roadway
- Avoid parking on sidewalks, grass, or landscaped areas
- Be mindful of trash collection days so sanitation vehicles can access curbside trash cans

Every home within the community was designed with garage and driveway parking, and using those spaces whenever possible helps reduce congestion on neighborhood streets and improves safety for everyone.

Neighborhood Safety and Children

The Board would also like to address an important concern shared by many residents — the safety of children within the neighborhood. Lake Forest is home to many families, and we all share a responsibility to help ensure that our streets remain safe places for children to ride bicycles and walk to bus stops.

Residents are encouraged to help promote safe practices within the community:

- Children riding bicycles or scooters should remain on the appropriate side of the roadway and avoid riding in the middle of the street
- Basketball goals should be placed in driveways rather than positioned in the roadway
- Children waiting for school buses should remain mindful and respectful of neighboring properties and avoid blocking sidewalks or driveways
- Drivers should remain attentive and mindful of children who may be playing nearby

Ultimately, the safety of children within the neighborhood is a shared responsibility. Through cooperation, awareness, and consideration for one another, we can help ensure Lake Forest remains a safe and welcoming community for families.

HOA Responsibilities vs Homeowner Responsibilities

It may also be helpful to clarify what responsibilities fall under the Association and what responsibilities remain with individual homeowners.

The HOA is responsible for:

- Maintaining neighborhood entrance areas
- Maintaining greenspaces owned by the Association
- Maintaining HOA insurance coverage
- Managing administrative operations
- Enforcing the governing documents

Individual homeowners remain responsible for maintaining their own homes and properties in accordance with the community covenants.

Community Involvement

While governance and maintenance are important responsibilities of the Association, building a strong sense of community is equally important. The Board hopes to increase opportunities for residents to participate in neighborhood activities and events such as:

- Yard of the Month recognition
- Seasonal decorating contests
- Community yard sales
- Family-friendly neighborhood gatherings

The Board understands that not every homeowner will always agree with every decision made by the Association. Constructive feedback and respectful dialogue are always encouraged. Residents are welcome to bring questions or concerns directly to the Board so they can be addressed accurately.

Closing Message

As the Board continues working through this transition period, our focus remains on creating a more organized, transparent, and consistent structure for the Association so the community can move forward with stability and confidence. The work currently being done is intended to ensure that Lake Forest operates in a responsible and sustainable way for many years to come.

We also want to emphasize the importance of respect within the community. Every resident, board member, volunteer, contractor, and vendor plays a role in maintaining the quality and character of our neighborhood. Treating one another with courtesy and respect—especially when opinions differ—helps create an environment where issues can be addressed constructively and progress can continue in a positive direction.

Strong communities are built not only through governance, but through the involvement and cooperation of the people who live there. We encourage residents to stay engaged, attend meetings when possible, share feedback, and take part in community activities. Your participation helps ensure that the Association reflects the priorities and values of the homeowners it serves.

With steady leadership, consistent standards, mutual respect, and cooperation among neighbors, Lake Forest will continue moving forward as a community we can all be proud of.

Respectfully,

Robert W Miles

Robert Miles
Lake Forest of Houston Lake HOA
President - Board of Directors

BOARD CONTACT INFORMATION

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