

FOREST LAKE

Homeowners Association

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President's Letter - 2023

Dear Neighbor,

As 2023 comes to a close, I am reflecting back on all that our board has been able to accomplish this year for our community. As you probably know, almost all of it is done behind the scenes so I thought I would take a few minutes to update you all on some of the bigger items we have been able to accomplish this year.

Firstly, I want to remind everyone about the dues increase that was voted on and approved by the membership at the annual meeting on January 31, 2023. If you remember, the reason the board proposed to increase our dues was so that we could keep our commitment to the membership to allocate funds into our CD dam reserve fund annually. As we can all attest, costs for both products and services over the last few years have increased significantly. In order to continue to maintain the lake and our beautiful community with these inflationary costs, we needed to increase our dues. We feel this is a modest increase and still is well below the market, especially considering our waterfront community. The annual dues for 2024 and beyond are \$175 for non-waterfront properties and \$225 for waterfront properties.

The seemingly never-ending construction that has been taking place on both Knollwood Drive and Alligator Road this year have provided some challenges. The board has been in contact with the contractor and DOT throughout the process to mitigate the debris and disruption as much as possible to our residents. We have made some progress and will continue in our efforts.

We have continued working on our project to reduce the size of the "floating island" at the west end of the lake near the 76 bridge. There are several homeowners at that end of the lake that no longer have lake access since the invasion of these weeds. We have a contract with someone who specializes in this and will continue to work on this for years to come. There are several factors at play that require this project to be done over several years. As a reminder to homeowners, you can help these efforts by reducing the nitrogen runoff from your yards (i.e. fertilizer, dog waste, car wash chemicals, yard debris, etc.)

We have an active Beautification Committee helping to upgrade the Forest Lake signage at the entry of Forest Lake Drive and Knollwood Road. We consider this a very strategic viewpoint of our community. This is part of our continuing efforts to look at all street entries for upgrading in 2024. These projects have many moving pieces such as easements, utility access and installment, fundraising, etc. We are working hard to keep these projects moving forward. The benefit to the community will help to continue to market Forest Lake as a premier community in Florence.

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We had a first for the FLHOA board this year where we had to hire legal counsel to enforce and uphold our covenants. Through this process and with legal advice from our attorney, it has been suggested that we “freshen up” our legal documents. Please look for more to come within the next few weeks regarding these suggested updates. We will be presenting these new documents to the membership for voting.

I hope you and your families enjoy your holiday season. If you get a chance please take the time to thank those that tirelessly serve our community to make “Forest Lake, a great place to live”. I hope to see you at our annual meeting in January 2024.

With personal service,

FOREST LAKE HOMEOWNERS ASSOCIATION

Janelle Walters, President