

Deer Ridge Lakes  
211 Yeager Parkway, Suite B  
Pelham, AL 35124



March 5, 2021

OWNER INFO  
HERE  
CITY, STATE, ZIP

## **RE: 2021 Meeting- March 21, 2021**

Greetings Neighbors!

We have chosen the best date possible to have our Annual Meeting:  
March 21st at 1:30-until at the Chelsea Senior Center on 708 Co. Rd/Hwy 36.

We have multiple items that are available to be reviewed prior to the annual meeting. Some listed here are attached and most are available to print on our website [deerridgelakeshoa.com](http://deerridgelakeshoa.com) so please try to read them, especially the Declaration, to be informed for discussion and voting:

1. Newly approved Restatement of Bylaws
2. Proposed Declaration of Covenant changes
3. Lake Easement changes
4. Proposed improvements for common area at lower dam
5. Financial Statement
6. Election/voting procedure to fill 4 available board seats

The Agenda for the annual meeting will include a brief review of these items.

Anyone who would like to request time to speak at the meeting will need to reserve 5- minute slots by sending an email to the HOA email at: [deerridgelakeshoa@gmail.com](mailto:deerridgelakeshoa@gmail.com)

The meeting will be held at the Chelsea Senior Center on March 21st at 1:30PM and last up to 2 hours if needed. The building will have limited seating both upstairs and downstairs. If you want to attend in person, please email the same HOA email to reserve your spot.

The meeting will be available on Zoom as well and there will be free WIFI service. The invitation link for Zoom will be emailed soon to those who have email addresses, and it will not require that an APP be loaded to use it.

Note: Once the upstairs is filled, we will contact the others reserving spots downstairs regarding what they will need to hear the meeting on a Zoom call (ie, via a Laptop or Smartphone).

If you are not receiving email already from [drl.hoa.news@gmail.com](mailto:drl.hoa.news@gmail.com) and want to be on our email list to get the Zoom invitation, please email Beverly Craft at [bmcraft64@gmail.com](mailto:bmcraft64@gmail.com).

If you have reserved a time to speak you will be given an opportunity to do that from the main room if you wish to do so. Someone will step out and make a space for you if the room is at capacity.

If you have questions about the material or the agenda, please email them before the meeting so we can have those researched and ready to answer at the meeting and in the meeting minutes.

Hope you can join us!

Sincerely,

DRL HOA Board—Carolyn Wayland, Beverly Craft, and Myron Lyons

## **Lower Lake Easement changes**

The Lake Committee has done a few walk-arounds and boat evaluations of the lower lake conditions as well as the lake easement. They have put time and consideration into the improvement of the lake and lakeside common areas, so that all of the community can enjoy our lake. Based on their questions and suggestions, the HOA Board has looked into the legalities of the lake easement. We realize that the information below may be new to many members.

The 10 foot easement around the lower lake is considered a common area. The maintenance of this easement is the responsibility of the HOA. The easement may not be obstructed by the property owner, and the property owner may not deny use of the easement to members. A deck/pier that is constructed as described and allowed in the ARC covenants is the property of the owner.

In reviewing the covenants it has come to our attention that ALL boats must be stored in an enclosed space. This means that most of us are out of compliance with the covenants.

However, this is not going to be addressed until after the election of new board members.

The potential changing of covenants could be very controversial and will need to be addressed separately from other items.

Each property that has lakefront on the lower lake is a little different and has unique characteristics. The Lake Committee and the Board will address with each of those owners some proposed changes and adjustments that may be necessary to improve the access and use of the lake. If you have specific concerns, please contact us through the email on the HOA website: [deerridgelakeshoa@gmail.com](mailto:deerridgelakeshoa@gmail.com) .

This statement and the easement only applies to the lower lake. The upper lake is private and the small lake between Deer Ridge Lane and Whitetail Run has no easement and is used by the landowners around it.