



May 2025

Happenings around the Neighborhood...

NEIGHBORHOOD

GARAGE



LOB will again be hosting our semi-annual garage sale – **May 16 & 17 – 8 am to 4 pm**. This is an opportunity to sell those items you didn't or couldn't consider 'Junk' and make a few dollars in the process! The Association places signs at all entrances and also places an ad in the Journal Gazette. Residents are encouraged to place individual signs the day prior to the sale and must be removed by the day after. The more people participating the more traffic we will have!!

- We have noticed a couple of inappropriate items recently popping up (think yard statues, plant hooks and seasonal flag stands) in front planting areas. As a reminder, the LOB Policy Manual (revised September 2024) outlines on page 7, the following appropriate and inappropriate items for planting areas:

Items Permitted at Front of Unit and in Front Planting Beds:

1. Up to three flags are permitted at front of unit: an American Flag, a State Flag, and a Military Service Flag. Flags must be mounted on the unit. Flag poles are not permitted.
2. Noninvasive perennials, annuals and ornamental vegetable plants: no limit is imposed on variety, color or quantity if planted directly in ground. If these types of beds are installed, they must be maintained by unit owner at all times. Overgrown and unkept beds are not permitted.
3. Pots may be added. These must be located within mulched bed area or on front porch. There is a limit of a total of four (4) pots for any single unit. Decorative pots with color are permitted.
4. Pots on pedestals are permitted.
5. Hanging basket(s) may be used at front provided they are hung directly from porch structure. Plastic baskets and wire baskets with cocoa matting may be used provided they are covered with plant material planted within basket.
6. Trellises are permitted provided they are used against the house wall or light post and are associated with plant material that will use the trellis as foundation anchor. Trellises must be a neutral color, which includes black. Freestanding trellises in pots not adjacent to walls or light post are not permitted.
7. Security signs placed against front of unit.

Items Not Permitted in Front Planting Beds, (may be included in rear planting beds):

1. Garden sculpture or statuary of any kind.
2. Decorative Signage
3. Synthetic Plant Material (lifelike pine and other material used during the fall (pumpkins) and winter holiday seasons may be used but is limited to the holiday seasons and must be removed once the season is over)
4. Vegetable gardens that are not considered ornamental
5. Birdhouses or birdfeeders
6. Painted rocks, gazing balls, bird baths, fountains, decorative fencing and any other ornamental item not associated with plant growth.
7. Shepherd's hooks.

- **Pool Opening** – You may have noticed that the pool cover has been removed. Plans are underway for the anticipated opening for Memorial Day weekend. More details will be coming in a separate announcement soon!! Speaking of Amenities Fobs – if you are new to the community or need a new fob, please contact TNG to obtain an access fob. There is a \$50 fee to obtain a replacement fob.
- **Irrigation Update** – Pfister is starting up the system this week. Since Mother Nature has been providing an ample rain source thus far, we will be running the system on a two-day alternating schedule for now with a total “off” day of Tuesday throughout the complex since that is the day LandArt mows in both North and South Lakes. The system is programmed to run during the evening hours, but due to amount of zones it covers, it may not finish the rounds until early morning in some areas.
- **Post Lights** – Homeowners are responsible for maintaining the lampposts and keep them in good working order with all bulbs working. Replacement light fixtures must be either black or antique bronze. If a physical problem prevents you from changing burnout light bulbs, please call our Managing Agent, to arrange for assistance. Walkway lighting is approved.
A North Lakes resident was very pleased with some recent repair work done to straighten her leaning lamppost and wanted to pass along her recommendation on the vendor. If your lamppost is in need of straightening (Hint, hint!), you might want to contact, Michael Gabet at 260.418.9227 for an estimate.
*Please note that the Board is not advertising or endorsing this vendor, only passing along the referral.
- **Garbage Dumpsters** – A reminder that all trash containers must be stored inside garages except during garbage pickup periods. Trash containers should be placed at the curb as late as possible on the evening prior to pick-up. As a courtesy leave room for the trucks to empty the cans parking cars in the driveway. Empty trash containers should be returned to garages as quickly as possible after pickup.
- **Outdoor Grills** – Its that time of year to fire up those grills! In doing so, please make sure to follow some important guidelines from an insurance and safety perspective:
 - a. Don't operate a grill inside your garage, even with the door open
 - b. Don't use your grill within 10 feet of an outside wall, under an overhang or under a deck or on an uneven surface
 - c. Don't leave a lit grill unattended
 - d. Have a fire extinguisher nearby

Mark Your Calendars for More Upcoming Events –

May 14 – Puzzles at the Clubhouse – 1 pm

May 15 - Regular Board Meeting – 5 pm at the Clubhouse

May 16 & 17 – Spring Garage Sale Days

May 31 – **TENTATIVE Pool Opening**

LOB Website – www.newcombgroup.us/community/lakesofbuckingham.html