

## Lakes of Shady Shores Homeowners Association

Annual Meeting – November 6<sup>th</sup>, 2025

HOA Website: [www.lsshua.com](http://www.lsshua.com)

HOA Email: [LakesofSSHUA@gmail.com](mailto:LakesofSSHUA@gmail.com)

**Homeowners in attendance or represented by Proxy: 32 Total**

101 Lakeside dr.		100 Island cir. Proxy	100 Sunset cir.
103 Lakeside dr. Proxy	102 Waterwood cir.	102 Island cir. Proxy	102 Sunset cir.
105 Lakeside dr. Proxy	104 Waterwood cir.	106 Island cir.	104 Sunset cir. Proxy
107 Lakeside dr.	106 Waterwood cir.	108 Island cir. Proxy	108 Sunset cir.
111 Lakeside dr. Proxy	108 Waterwood cir. Proxy	110 Island cir.	110 Sunset cir.
213 Lakeside dr. Proxy	112 Waterwood cir.	114 Island cir. Proxy	118 Sunset cir. Proxy
219 Lakeside dr.	114 Waterwood cir.		120 Sunset cir. Proxy
221 Lakeside dr. Proxy			122 Sunset cir. Proxy
223 Lakeside dr.			
327 Lakeside dr.			
329 Lakeside dr. Proxy			
335 Lakeside dr.			

Joe Kessler called the meeting to order at 7:04pm at the Shady Shores Baptist Church.

The August 2025 HOA meeting minutes were approved as submitted. Motion to accept made by Rodney Carter and seconded by Phyllis Santogrossi.

**The Treasurer's report** was audited by Sandra Lake, Linda Foster and Sharon Williams for the fiscal year July 2024 to June 2025. Pam Mintz explained the reports and a printed copy of the entire treasurer's report was available to the members. There is a balance in our checking account of \$32,281.66. Motion was made by Rodney Carter to accept the report and seconded by Greg Hutmacher.

**Architectural Report** – There were 2 applications that were approved and work has been completed on both.

## Old Business

- **Business Referral:** The business referral listings were posted on our website [www.lsshhoa.com](http://www.lsshhoa.com). If you have any additional referrals for our website, please email Joe Kessler at [kesslertx@charter.net](mailto:kesslertx@charter.net) the Company name, contact person, address, phone, and email.
- **Gate Remotes:** Extra remotes are available for purchase at the Kessler home, 114 Waterwood Circle. The cost is \$20 per remote, and the check should be made payable to Lakes of Shady Shores HOA.

## New Business

- **Gates:** New cameras were installed at the entry and exit gates. Due to recording time that was limited the HOA board added a 24-hour camera that records continuously to the entry gate and will be adding one to the exit gate as well. We will have 2 cameras at each gate recording any issues that might happen.
  - Just a reminder that the gate code has changed and old code has been removed. Notices were sent out previously. The vendor code is still the same.
  - Thank you to Don Sanger for helping Joe Kessler with the weld and fixing the gates. The remaining hinges will be fixed as time permits.
- **Ponds:**
  - Residents are responsible for keeping yards maintained up to the waters edge. Joe's landscaping will help maintain that area as he has been doing by cutting down and spraying overgrowth. He's been using a pond safe chemical as well to help kill to growth around the ponds. This will be paid by the HOA on a separate invoice that is not included in his yearly fee.
  - Geese lights in the ponds to keep them away have been replaced, 2 were under warranty so that saved the HOA a little money. Thank you, Brandon Carter, for installing the new geese lights.

- Please do not feed the geese. There are too many of them and it's causing safety issues on the roads for the neighborhood. Feeding them can cause habitat degradation, pollution and can spread disease. It also increases their dependence on humans, weakening their natural instincts.
- **Landscaping of Common areas:** A motion was made by Pam Mintz and seconded by Syliva Couch to increase Joe Kessler's landscaping yearly fee for maintaining the common areas of the HOA from \$7500 to \$8000 per year starting in January 2026. All residents voted unanimously in favor.
- **Yard Maintenance:**
  - There have been multiple complaints about yard maintenance in our neighborhood. There was a discussion about how to proceed since actions taken by HOA to ask residents to comply have not been working.
    - A motion was made by the HOA Board for the Architectural committee to oversee violations. All residents voted in favor of this motion.
    - Violators will now receive a letter about their violation and will have 7 days from receiving the notice to comply. If the homeowner does not comply within the 7 days - the committee will hire an outside source to complete the necessary work needed for the homeowner to be in compliance. The homeowner will receive the invoice and is responsible for paying said contractor for work completed.
    - See Lakes of Shady Shores HOA website [www.lsshhoa.com](http://www.lsshhoa.com) - Amended and restated declaration of covenants, conditions and restrictions for the Lakes of Shady shores. Article 8, section 7(h).
- **Election of Officers:**
  - A motion was made by Amelda Kamstra and seconded by Rodney Carter to retain Lynda Neal as a board member for another 3-year term. The residents voted unanimously in favor.
  - A motion was made by Curtis Morgan and seconded by Sylvia Couch to retain Pam Mintz as Treasurer for another 3-year term. The residents voted unanimously in favor.

- A motion was made by Lynda Neal and seconded by Sherryl Carter to retain Greg Hutmacher as a member of the Architectural committee for another 3-year term. The residents voted unanimously in favor.
- **HOA Dues: See addendum A attached to minutes.**
- **Front Entry Decorations:**
  - Thank you to Pam Mintz and Laura Kessler for taking the time to make our front entry beautiful for the fall.
  - Thank you to Carter family and Bassinger families who volunteered to decorate the front entry for Christmas.
- **Events:** Emails have been sent out and will continue to be sent as events occur in our surrounding area.
  - Nov 15 – Fall Clean up event from 8am-12pm at 101 E. Hundley, Lake Dallas
- We welcomed the new homeowners on Sunset Circle into our neighborhood.
- **Homeowner's concerns and suggestions:**
  - Please be sure to take out your trash cans and bring them in every week. It's unsightly for trash to pile up in your yard. And with the high winds we get in our area it'll blow trash all over the streets and neighborhood.
  - If you would like to do a yard sale or for any reason you need the gates to stay open, please contact any of the board members and they can open the gate for that time you need.
  - It was suggested to inform residents with an email if there is help needed with cleaning up or fixing things around the HOA common areas. Maybe do a community tree trimming day.
  - There is a bunco group in our neighborhood, and they are looking for any players interested. You can contact Pam or Phyllis for more information.

With no further business to discuss, a motion to adjourn was made by Amelda Kamstra and seconded by Greg Hutmacher. The meeting was adjourned at 8:05pm.

The next monthly HOA meeting will be held at Lynda Neal's home, 102 Sunset Circle on January 8<sup>th</sup>, 2025, at 7:00pm.

**All residents are always welcome to attend any of the meetings.**

**Board Members:**

Joe Kessler, President	<a href="mailto:Kesslertx@charter.net">Kesslertx@charter.net</a>	114 Waterwood
Phyllis Santogrossi	<a href="mailto:Psant@charter.net">Psant@charter.net</a>	102 Waterwood
Lynda Neal	<a href="mailto:sangizneal@yahoo.com">sangizneal@yahoo.com</a>	102 Sunset Circle
Amelda Kamstra, Secretary	<a href="mailto:kamstra.amelda@gmail.com">kamstra.amelda@gmail.com</a>	104 Waterwood
Pam Mintz, Treasurer	<a href="mailto:mintzpam@hotmail.com">mintzpam@hotmail.com</a>	101 Lakeside

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## ADDENDUM A

Dear Homeowner

RE: 2026 Homeowners Association Dues - \$800

The Lakes of Shady Shores Homeowners' dues for 2026 are \$800 and must be paid in full by January 31<sup>st</sup>, 2026.

According to HOA by-laws, any fees not paid within ten (10) days after the due date shall bear interest from the due date to the date paid. Late fees consist of charges such as 18% per annum in interest and a late fee of \$50 levied for anyone paying later than the due date(s).

You may mail or drop off your check / Cash to any of the board members listed below. Make checks payable to **The Lakes of Shady Shores HOA**.

Thank you.

The Lakes of Shady Shores HOA

### Board Members:

Joe Kessler, President	<a href="mailto:kesslertx@charter.net">kesslertx@charter.net</a>	114 Waterwood Cir.
Phyllis Santogrossi	<a href="mailto:Psant@charter.net">Psant@charter.net</a>	102 Waterwood Cir.
Lynda Neal	<a href="mailto:Samgizneal@yahoo.com">Samgizneal@yahoo.com</a>	102 Sunset Cir.
Pam Mintz, Treasurer	<a href="mailto:mintzpam@hotmail.com">mintzpam@hotmail.com</a>	101 Lakeside Dr.
Amelda Kamstra, Secretary	<a href="mailto:Lakesofsshoa@gmail.com">Lakesofsshoa@gmail.com</a>	104 Waterwood Cir.