



LCHOA

Lake Conway Home Owners Association

P.O. Box 865 Mayflower, AR 72106

WWW.LC-HOA.ORG

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LCHOA was formed on June 12, 2009. Since then our membership has grown to well over 120 homes. We obtained a nonprofit certification by the state and IRS. We are A 501 C 4 nonprofit corporation as a home owners' association. We exist for our members, the good of the lake and for the public who use the lake. Dues are not tax deductible. We own no significant assets and we have no rules for members' management of their personal property. We desire to maintain and improve the quality of the lake for use by present and future generations.

We began the organization with donations including from the organizing ad hoc committee. We subsequently chose to set our initial dues low to encourage joining, but our membership growth did not meet budget expectations the first year, so we put off some expenditures that were in the budget. We hope to keep our yearly dues about the same so we strongly encourage members to solicit their neighbors to join. Nothing is as effective as neighbor to neighbor discussion. Our major expense has been on solicitations.

We are nearing the end of a major member solicitation campaign using mailers and follow up phone contacts and our membership is growing. For this we did extensive mapping and data search for names and phone numbers for only those living on the shoreline, so we still have a large number of potential members who live off the shore. Our basic membership criterion is to live or have any property in the 100 year flood plain. This probably extends about 7 feet higher than the normal lake level. Renters are included in this criteria also. We also accept commercial membership regardless of location, and in our January Annual Meeting members will be asked to vote to add a third category called Friends of the Lake. These will be nonvoting members who can live anywhere.

We have gotten publicity out about LCHOA in TV news, Ark Demo-Gazette and Log Cabin Democrat. Our actions even got an article in a AGFC publication (although we weren't mentioned). Due to our publicizing the problems of the lake, State Rep Jane English formed the Lake Conway Watershed Advocacy Group (LCWAG). It brought together multiple governmental entities including the AGFC and was assigned the responsibility of fixing the problems. LCHOA has representatives in LCWAG. We are quite optimistic about its potential.

We had another membership meeting September 24. Matt Horton, AGFC Lake Manager, and Matt

Schroeder, Fish Biologist and Mike Armstrong, AGFC Asst. Director were our guests. Horton discussed the Shoreline Use Rules including the latest revisions. He announced that property inspections in the 20 ft buffer strip would be done in the spring and enforcement actions would be taken thereafter. There were questions about multiple aspects of lake management, including flood control. President Baldwin discussed our

progress and again emphasized that ours is a long term project. Our first few months necessarily required time to get organized and build up our membership. We signed up several new members and received some donations at this meeting.

We have tried to be frugal in our spending. The city of Mayflower has graciously allowed us to use their City Hall for meetings at no charge. But due to growth we must pay a small fee and have our next meeting **Nov. 12, at 7 pm, in the Mayflower Elementary School Cafeteria**, and perhaps future ones there as well. Fees for using an indoor Conway facility are quite high.

The Board and committees have donated a large amount of time to this organization. We have had numerous Board meetings, email and phone communication among the Board Members and on July 16 there was a meeting of the Board and all committees and Zone Leaders. We have had representatives attend the LCWAG's meetings. We have had considerable email communication with AGFC lake representatives. President Baldwin has met with the Lake Manager Horton, Schroeder and District Fishery Supervisor Bly two times. Tom Eans also joined him in meeting with Armstrong and Chief of Fisheries, Mark Oliver 10/27. Communication with the AGFC has been on a wide range of things, but much has been on the flooding problem. This is the major initial emphasis of the LCWAG also as they look at a large number of possibilities for funding to provide a road to access the interstate for the residents of Rogers Estates, so that cutting off emergency access for them will no longer be a factor in opening the dam gates. It should be understood that if the funding is successful the construction completion and hence the dam gate operation change will still not be immediate.

Nevertheless, we can report that there has been a significant change in the dam gate operation. After considerable pressure by individuals, by LCHOA and by the formation of the LCWAG, AGFC began taking a more flexible approach to opening some gates proactively--before an expected flood and before the Ark River rises rather than waiting until it occurs. On 10/29 all 15 gates were opened and this very likely lessened the flooding that did occur on Oct 30-31. This is a major change and a tangible benefit to members. We have discussed the need to get more and better lake level sensors and emphasized the need to respond to the lake levels sooner, particularly at the upper end where the flooding begins rather than near the dam. We are optimistic this will occur.

Another meeting with the lake manager and other personnel is planned for this week and later wherein we plan to have further earnest discussions of other topics.

Our web site has an enormous amount of information about the lake and past studies and reports. It has minutes of our meetings and of the Watershed Group's meetings. It has the present Shoreline Use Rules, Water Management Plan, Corps of Engineers and AGFC internet links and many other interesting things. You are strongly encouraged to review it periodically to get new information. It was our plan to keep costs low by having your local Zone Leaders download items from there for members who don't have internet access. Our budget does not allow us to mail out all information. We did not budget for a newsletter either, but it is now being done to mail to members who don't have internet access.

Thank you for your support. Please volunteer to help in your area.

See you at the meeting on the 12th at Mayflower Elementary School 7:00 PM

We need Zone Leaders.

Respectfully Submitted,

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