



Marsh Lakes Newsletter

June 1, 2026

Hello Everyone,

We had a Board meeting this past week, so here is an update. The pools were a major topic that requires everyone's attention, so please read to the end.

First things first. **We reviewed and approved Trim All's plans to clean out and beautify the median beds in the Villages.** Winter kill was especially hard on some of these, and we know folks have been asking for some action there. We also approved a plan to power wash signs and curbs in the Villages and Common areas.

The **Common dock on the main lake will get some love** as well this summer, as we approved a refurbishment project to replace rotten boards, paint, and generally spruce that up.

Everyone should have noticed the **new tennis court surface**: that blue stands out! And to accompany pickleball lines on both sides, we have two new PB nets that will go up shortly. However, there is still a water puddle that shows up under the main net after rain, so the provider will come level out that section. And there are some industrious ants that have tunneled their way up through a small hole on one side of the court. We will get an exterminator to dispatch those to ant heaven.



One other note about the tennis court. It should really be **used for tennis and pickleball only**. While we know some owners/residents have used this enclosure in the past as a de facto dog park, with the money spent on the new surface, we need to protect this investment. We ask that everyone **please** respect this and **keep dogs off the court**.

Now, about those pools! We discussed **two major issues** concerning the pool areas. The **first was refurbishment**. Both pools are showing some degradation of the marcite bottoms, with pebbling and crumbling of the plaster. But the **Villages pool is much worse and needs to be addressed very soon**. This is an issue of both safety and public health.

We reviewed proposals for both pools, from two different providers. Our focus is on the Villages pool for the reasons cited above. We are getting clarification from our preferred

vendor on certain aspects of the proposal, for example, whether or not we need to invest in new filtration equipment as well as just the surface renovation. Once we get those answers, we will make a final determination and develop a schedule. **Our goal is to get this done in a short duration and on a timeline that minimizes disruption of use.** Watch for more news on that front.

The second pool topic we discussed was about **owner access to each pool.** This came up because last year, I got a call from an Estates resident who wanted to swim, but due to physical issues, could not get to the Estates pool area. I was asked for, and granted, permission for them to use the Villages pool. It seemed like the right thing to do. But frankly, it was counter to the language in our **Covenants**, which **currently restrict pool access between Estates and Villages residents.**

The Board has discussed this issue several times over the last few meetings, and we **are united in thinking it is time to change this.** There are situations such as I described where the Villages pool may be better suited to some people. Similarly, the Estates has more room and can be used by larger groups. And from an egalitarian standpoint, we just don't see the need to maintain these divisions any longer.

So our attorney has drafted a **proposed amendment to the Covenants and Restrictions**, and this will go through a process where every property owner will get to vote on it. We realize people may have questions and concerns, so we will be staging a **Town Hall meeting via Zoom, tentatively scheduled for Wednesday, June 17, at 3 p.m.**

An invitation will go out to all owners along with the proposed Amendment so you can review it prior, and I and other members of the Board will be on hand to answer questions and take feedback. We will discuss the financials, the voting process, and any other topics you would like to cover. **This will allow us to incorporate meaningful changes into the final version of the Amendment.**

As always, if you have questions about anything, please reach out to me or any Board Member shown below. I hope you are having a great summer so far!

Cheers!



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