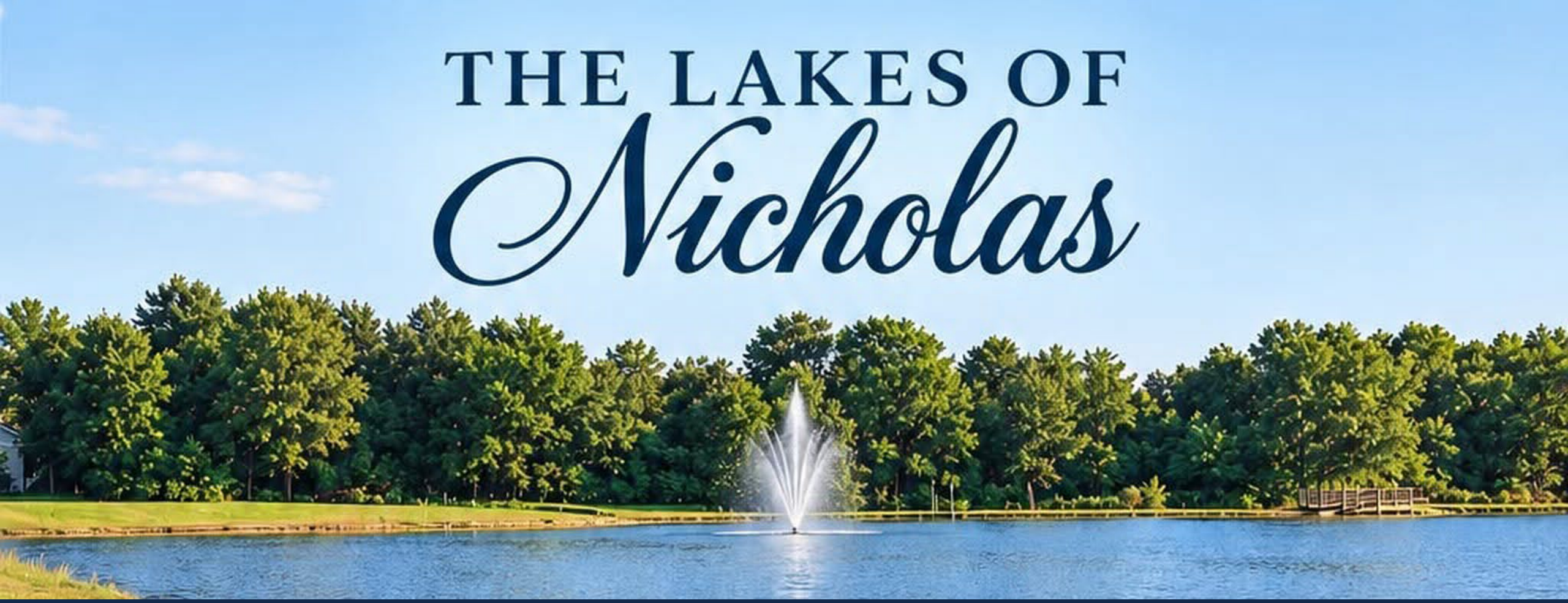


Annual Neighborhood Meeting

WELCOME

Tuesday, October 20, 2026 · 6:00 PM · Crossroads Church · 2495 Getwell Rd, Nesbit, MS 38651

Your HOA Board

PRESIDENT	Melissa Aguilera
VICE PRESIDENT	LeeAnne Livingston
TREASURER	Clay Lyles
SECRETARY	Jessica Whitehurst
VIOLATIONS	James Clack
ACC CHAIRMAN	Frederick Drewke

Purpose of a Homeowners Association

- **Provide Financial Management**
- **Enforce Community Standards**
- **Maintain Common Areas**
- **Maintain Property Values**
- **Foster Community Engagement**
- **Support a Safe and Organized Community**



Financial Management

Annual Dues & Enforcement

$160 Dues

January 1st Annual dues are owed

Late Fee

April 1st Dues are late and fees are applied

Letters & Fees

1

1st Letter

April 1st

Notice of outstanding balance and applied late fee

2

2nd Letter

May 1st

Second Notice

3

3rd Letter

June 1st

Final Notice
Legal action will be taken next

2025 Financials

Total inflow

$55,353.85

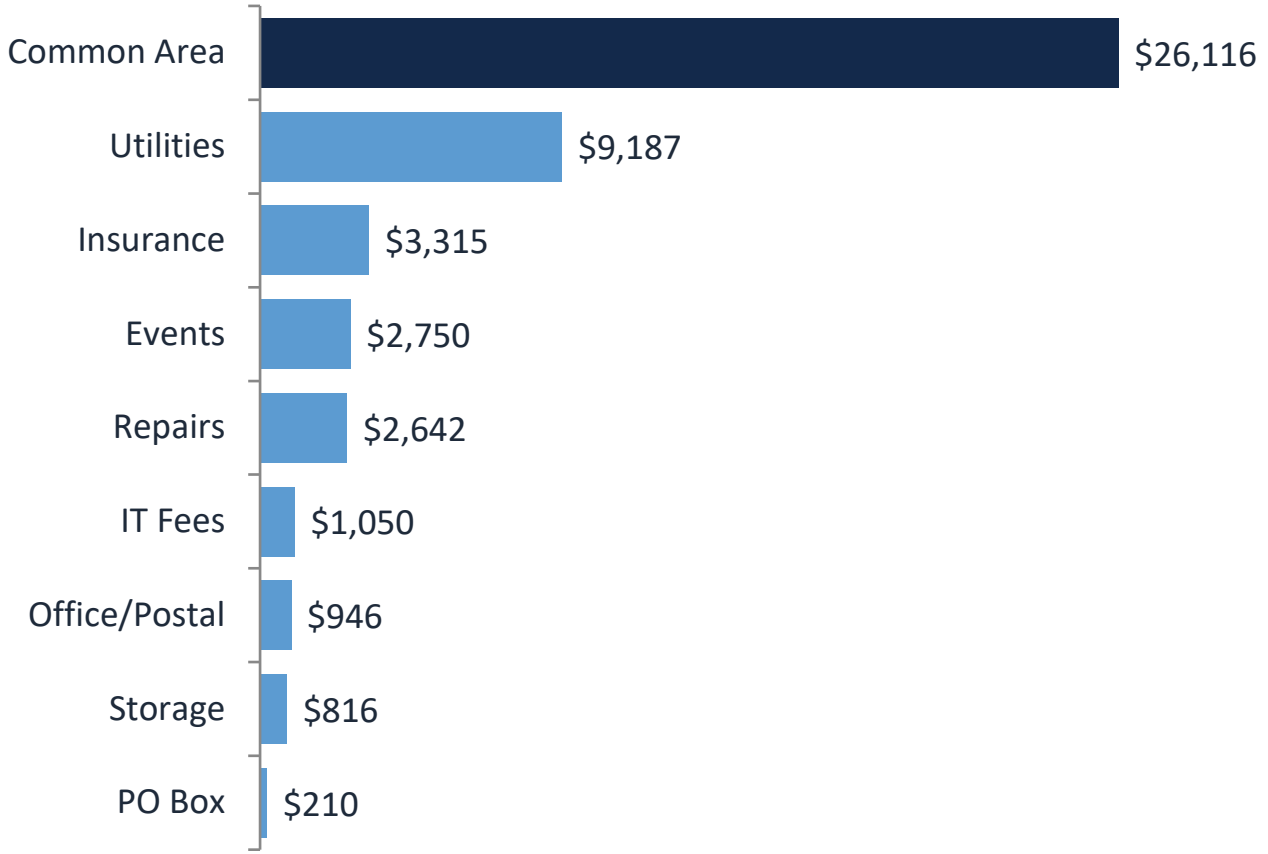
Total outflow

$47,031.98

Inflow minus outflow

+$8,321.87

Where the money went





Improvements

Past Improvements





Entrance on Starlanding

- Rebuilt fence and added brick columns
- Built brick flowerbed border
- Improved landscaping
- Repainted wrought iron

Pond

- Installed concrete pad
- Installed picnic tables
- Installed outlets
- Installed holiday lights
- Restocked fish

2026 Improvement Projects

January 2026



Pond survey and fish restock

October 2026



Street sign pole replacement, Phase 1

Marcia Louise

Coming soon



Little Free Library replacement



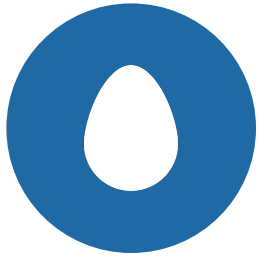


Community Engagements





Past Community Events



Easter Egg Hunt



Independence Day Celebration



Community BBQ



Fall Festival

2026 BBQ & Independence Day Parade

BLUE LINE
INFLATABLES & EVENTS







A&M
SMOKEHOUSE
BBQ



Throughout the year

Quarterly Board Meetings:
January, April, July, October

Annual Neighborhood Meeting: October

Annual Neighborhood Yardsale: June

Yard of the Month:
May, June, July

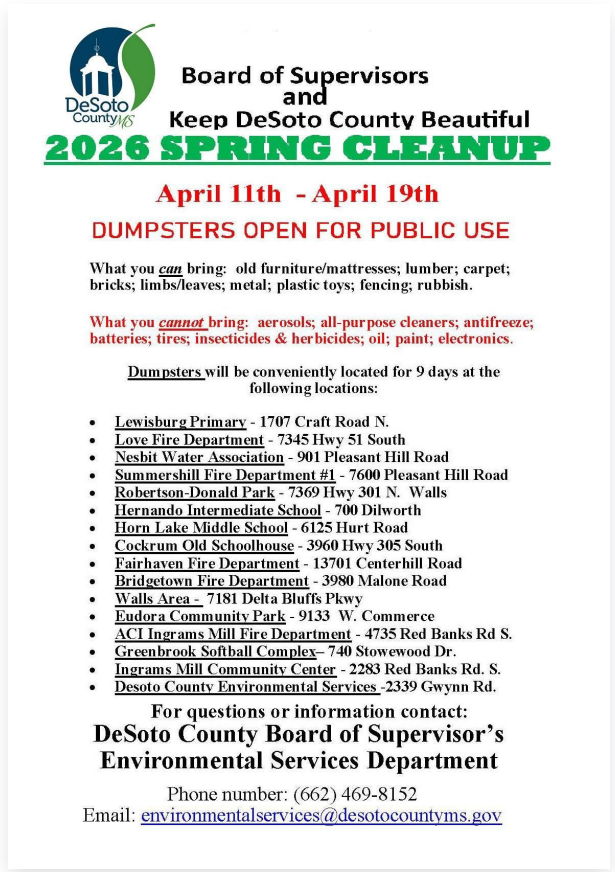
Halloween Decoration Contest: October

Holiday Light Contest:
December

2026 Community Yard sale and County Cleanup



Annual Neighborhood Yard Sale · Saturday, April 11, 2026



Board of Supervisors
and
Keep DeSoto County Beautiful

2026 SPRING CLEANUP

April 11th - April 19th

DUMPSTERS OPEN FOR PUBLIC USE

What you *can* bring: old furniture/mattresses; lumber; carpet; bricks; limbs/leaves; metal; plastic toys; fencing; rubbish.

What you *cannot* bring: aerosols; all-purpose cleaners; antifreeze; batteries; tires; insecticides & herbicides; oil; paint; electronics.

Dumpsters will be conveniently located for 9 days at the following locations:

- Lewisburg Primary - 1707 Craft Road N.
- Love Fire Department - 7345 Hwy 51 South
- Nesbit Water Association - 901 Pleasant Hill Road
- Summershill Fire Department #1 - 7600 Pleasant Hill Road
- Robertson-Donald Park - 7369 Hwy 301 N. Walls
- Hernando Intermediate School - 700 Dilworth
- Horn Lake Middle School - 6125 Hurt Road
- Cockrum Old Schoolhouse - 3960 Hwy 305 South
- Fairhaven Fire Department - 13701 Centerhill Road
- Bridgetown Fire Department - 3980 Malone Road
- Walls Area - 7181 Delta Bluffs Pkwy
- Eudora Community Park - 9133 W. Commerce
- ACI Ingrams Mill Fire Department - 4735 Red Banks Rd S.
- Greenbrook Softball Complex– 740 Stowewood Dr.
- Ingrams Mill Community Center - 2283 Red Banks Rd. S.
- Desoto County Environmental Services -2339 Gwynn Rd.

For questions or information contact:
DeSoto County Board of Supervisor's
Environmental Services Department
Phone number: (662) 469-8152
Email: environmentalservices@desotocountyms.gov

DeSoto County Spring Cleanup · April 11–19

2026 Yard of the Month









Community Standards

Common Complaints & Violations

Property & Appearance

- Improvements without ACC approval
- Lawns / weed control
- Mailbox conformity
- Window units
- Garbage cans left at the street

Vehicles & Parking

- Overnight street parking
- Trailers/Campers in the driveway
- ATVs

Rentals & Pond

- Rentals
- Fishing at the pond: residents only

Pets & Nuisance

- Pets off leashes
- Pet waste
- Noise Nuisance

Enforcement

Violation warning letters & fees

1

1st Letter

Warning

30 days to address

Notice of violation.

2

2nd Letter

$50 fine

15 days to address

Fine assessed.

3

3rd Letter

$250 fine

15 days to address

An additional fine is assessed. Final Notice. Legal action will be taken next

Who to call

Sheriff's Department	Speeding, suspicious activity	**662-469-8500**
Fire Department	Open burning	**662-429-5225**
Code Enforcement	Chickens/livestock, home-based businesses	**662-469-8152**
Animal Control	Loose dogs, excessive barking	**662-469-8004**
Public Works	Potholes in the road	**662-280-6523**
Entergy	Street light outages	**800-368-3749**

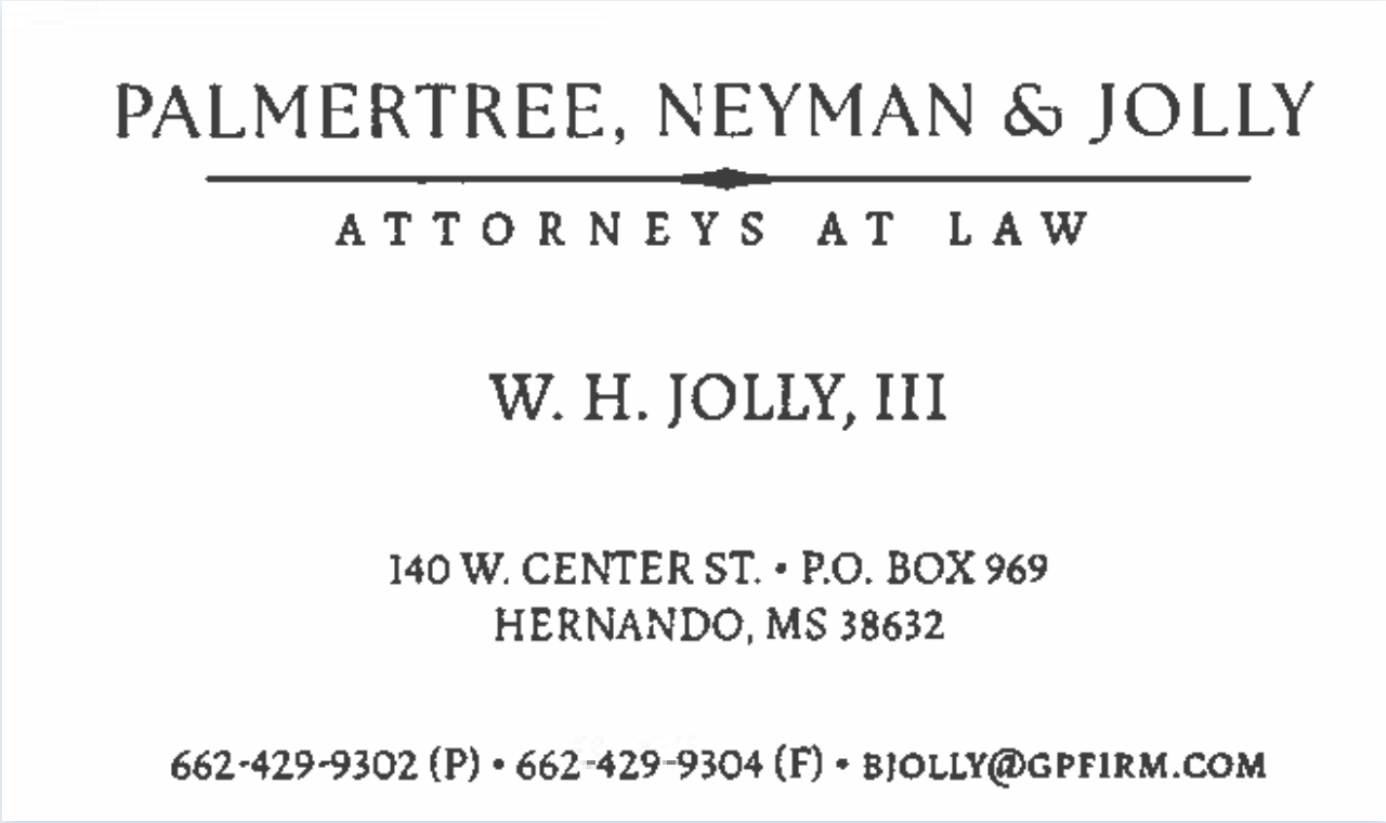
Legal

The HOA Board works closely with legal counsel to help ensure that the Association operates in accordance with the governing documents, applicable laws, and established procedures.

W. H. Jolly, III

Palmertree, Neyman & Jolly

Attorneys at Law





Communication Management

One platform for smarter HOA management



ACCOUNTING

- Fund Accounting
- Automated Assessments
- AP with Approval Workflows
- Budget and Variance Tracking
- Board Report Packets

MANAGEMENT

- Mobile Inspections
- Online ARC Approvals
- Work Order Tracking
- Communications - Email, Text, Voice
- Task Management

PORTALS

- Real-time Account Balance
- Secure Online Payments
- View Violations
- Submit ARC Requests
- Association Documents

Sign up for the SmartWebs Resident Portal

Scan the code or visit the link to register
https://office.smartwebs.com/

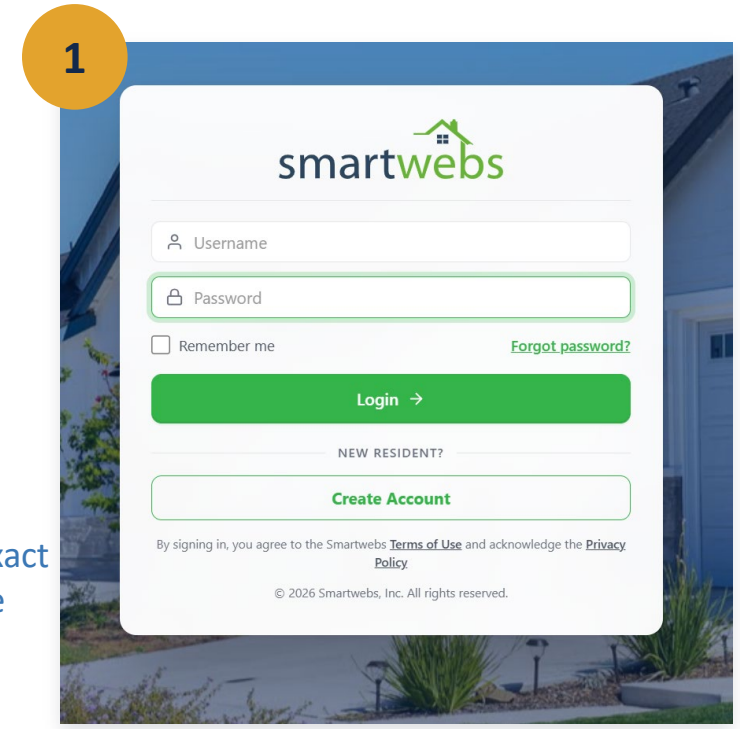


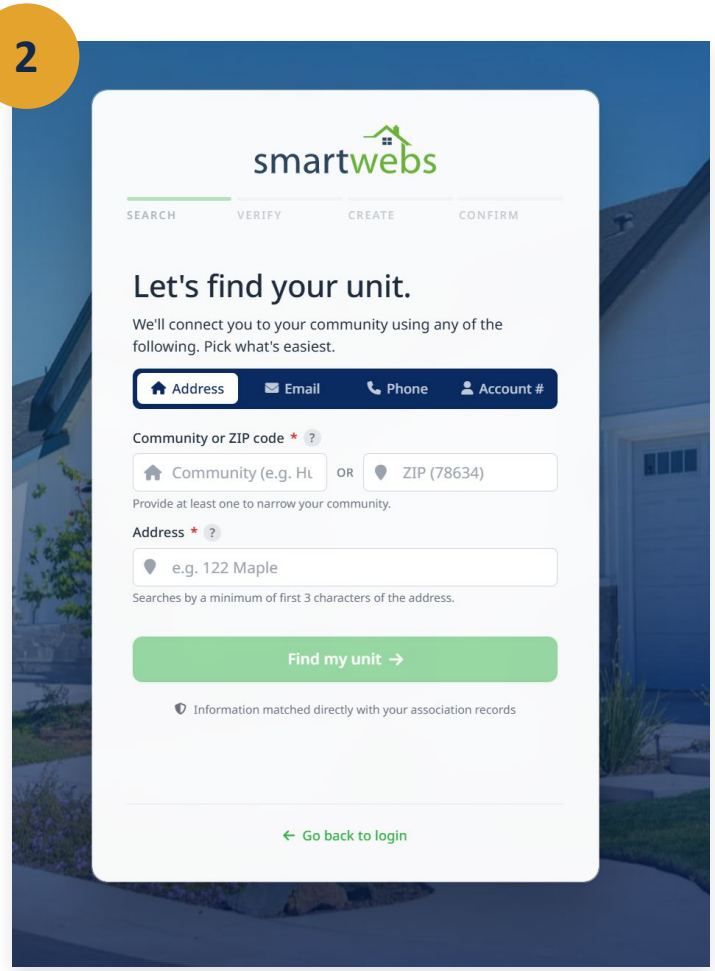
Sign up for the Portal: steps 1–2

1 **Open the login page and choose Create account**

2 **Find your unit**

NOTE: The system is sensitive to exact spelling. Try searching with just the road name, without the suffix.



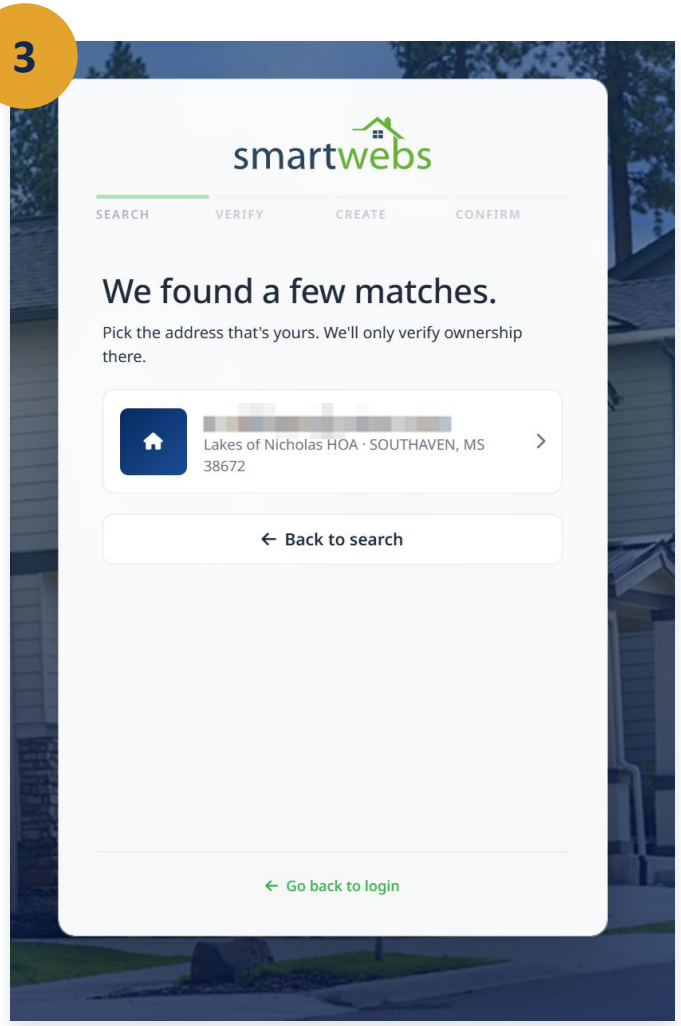


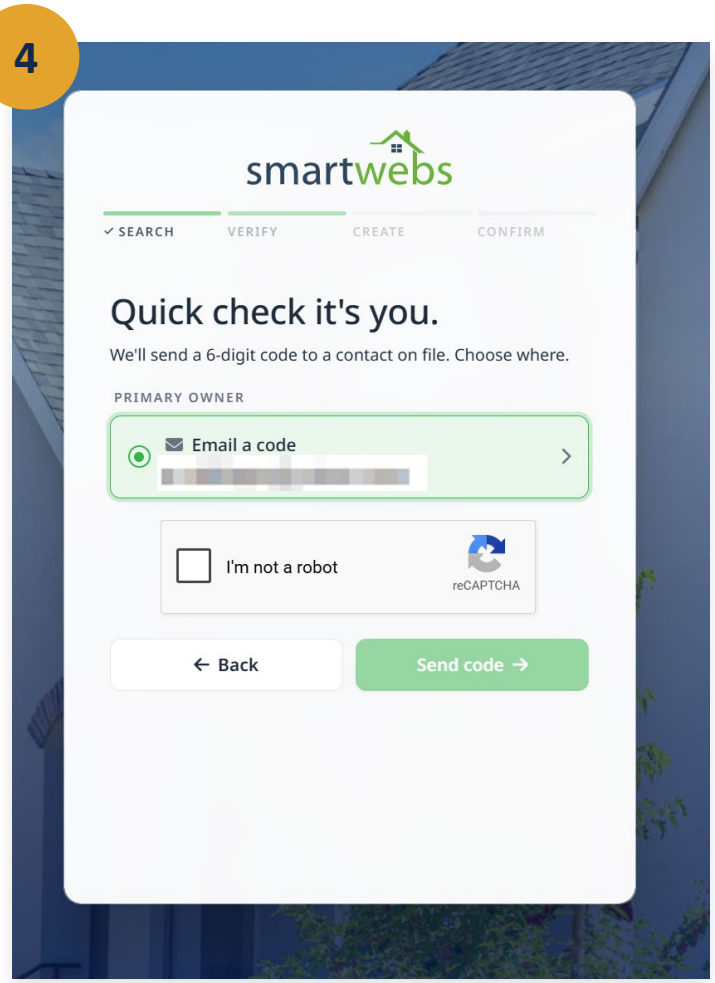
Sign up for the Portal: steps 3–4

3 Pick your match

4 Verify it's you

NOTE: If the HOA doesn't have an email on file for your address, the system can't verify you. Please email the HOA your contact information so it can be added to the database.

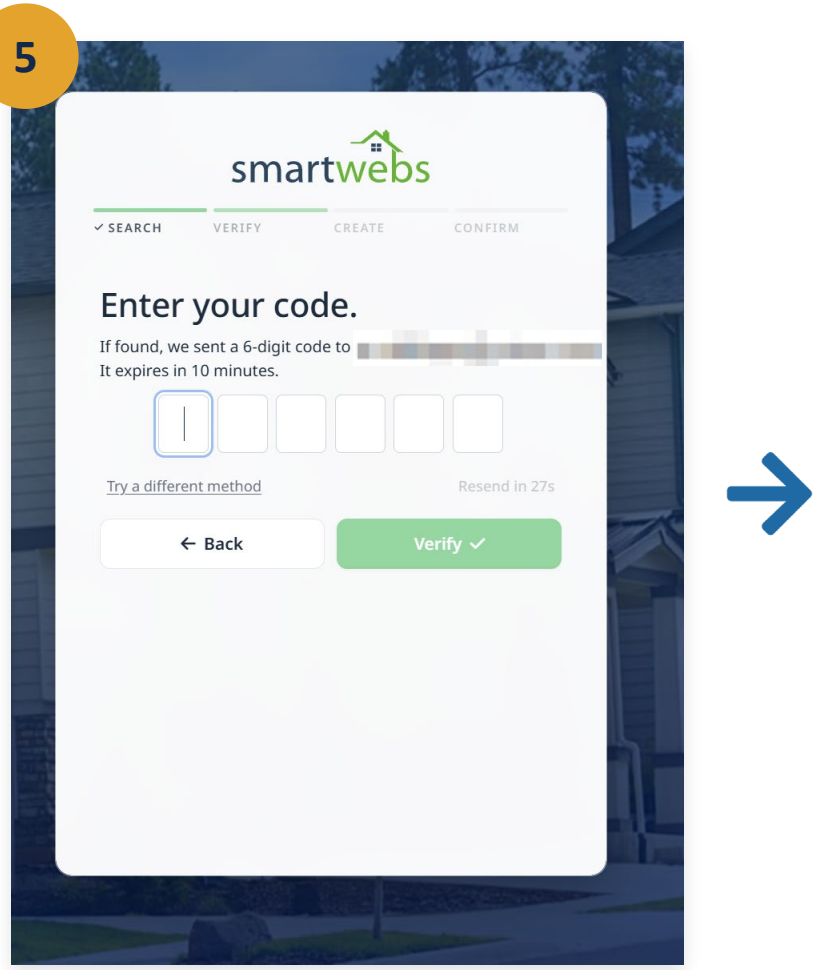


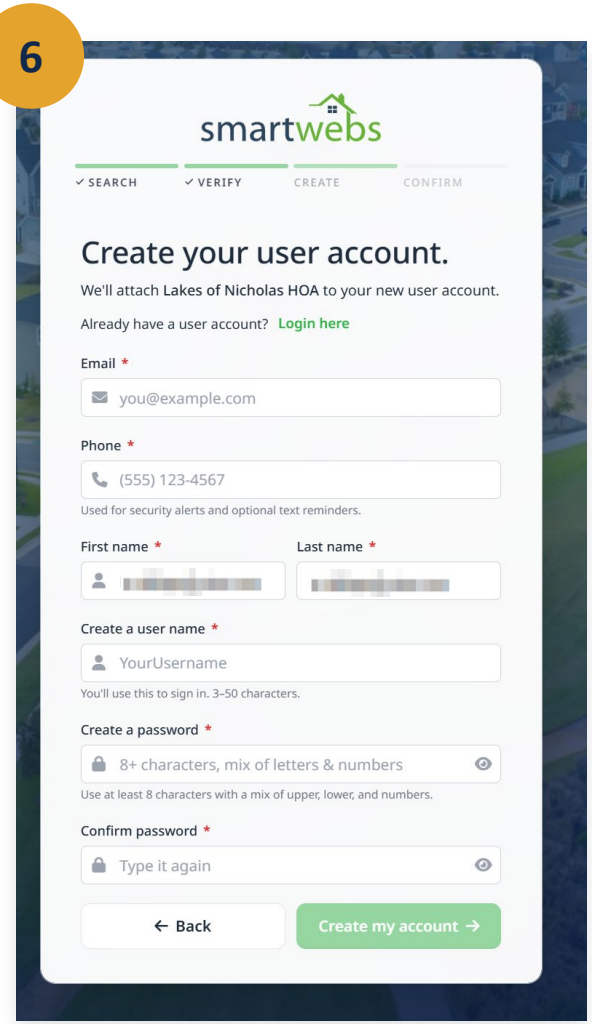


Sign up for the Portal: steps 5–6

5 **Enter your code**

6 **Create your user account**



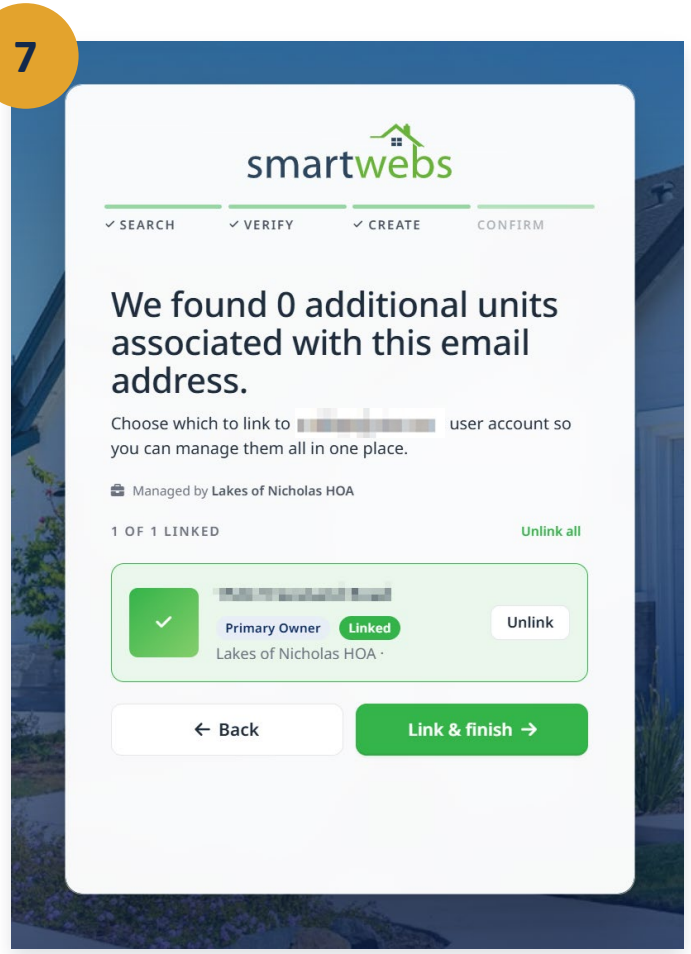


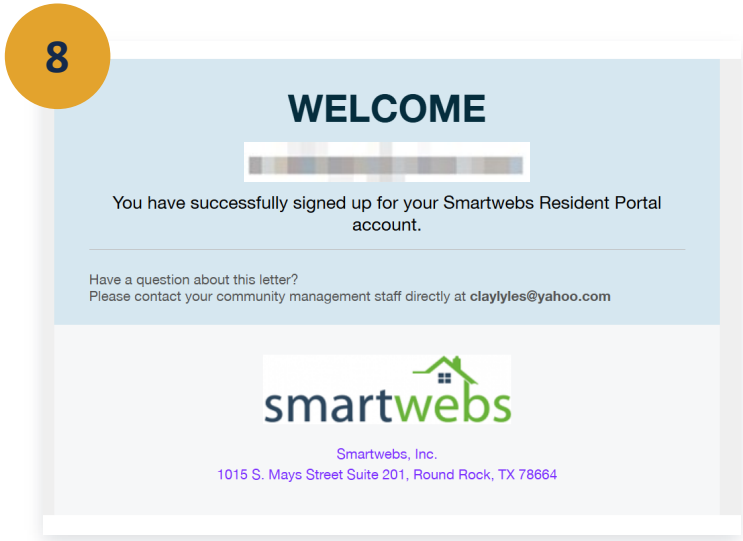
Sign up for the Portal: steps 7–8

7 **Link your unit and finish**

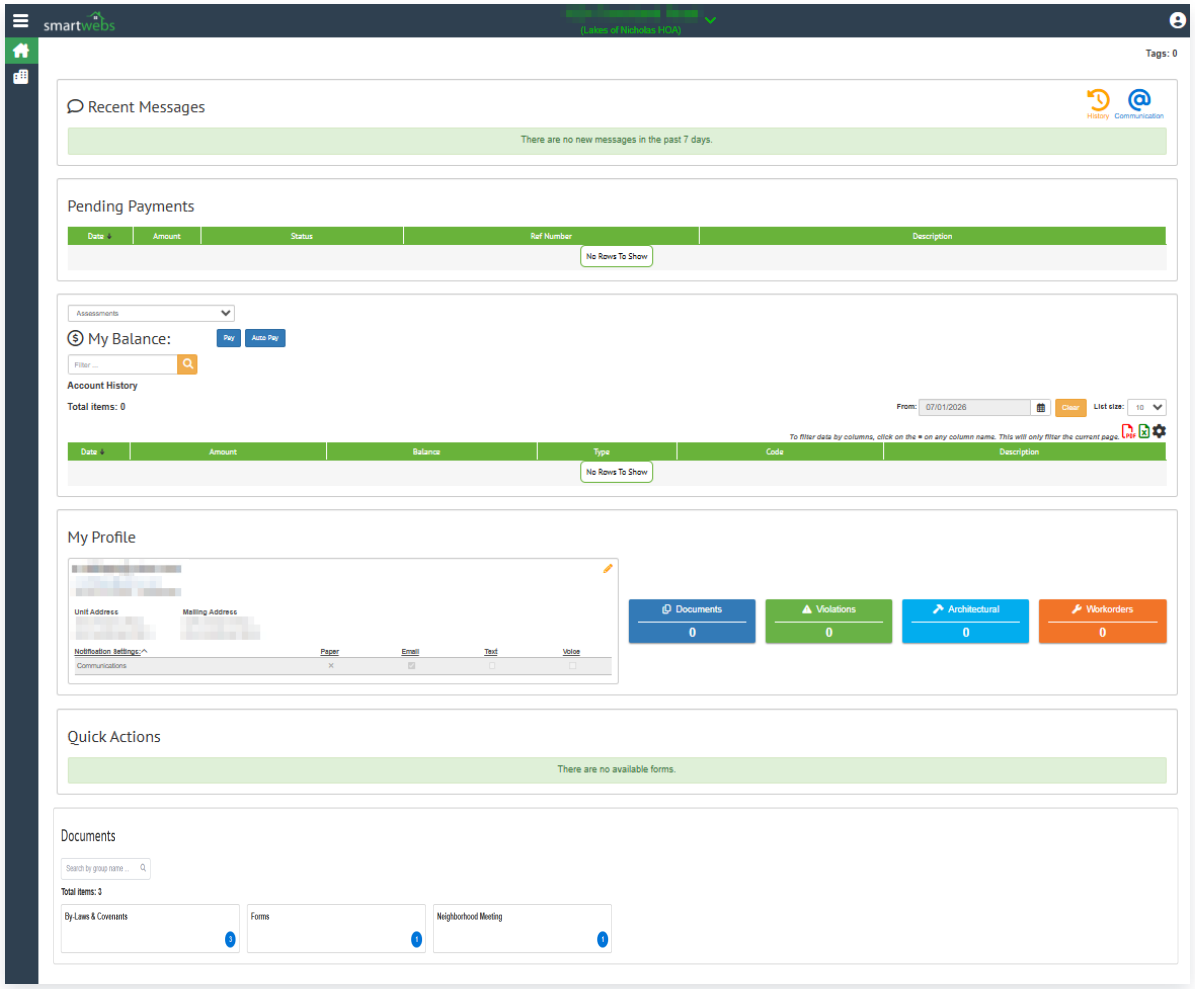
8 **Welcome! You're signed up**

Having trouble creating an account?
Email lakesofnicholas@yahoo.com





Your Resident Dashboard



Recent messages from your association

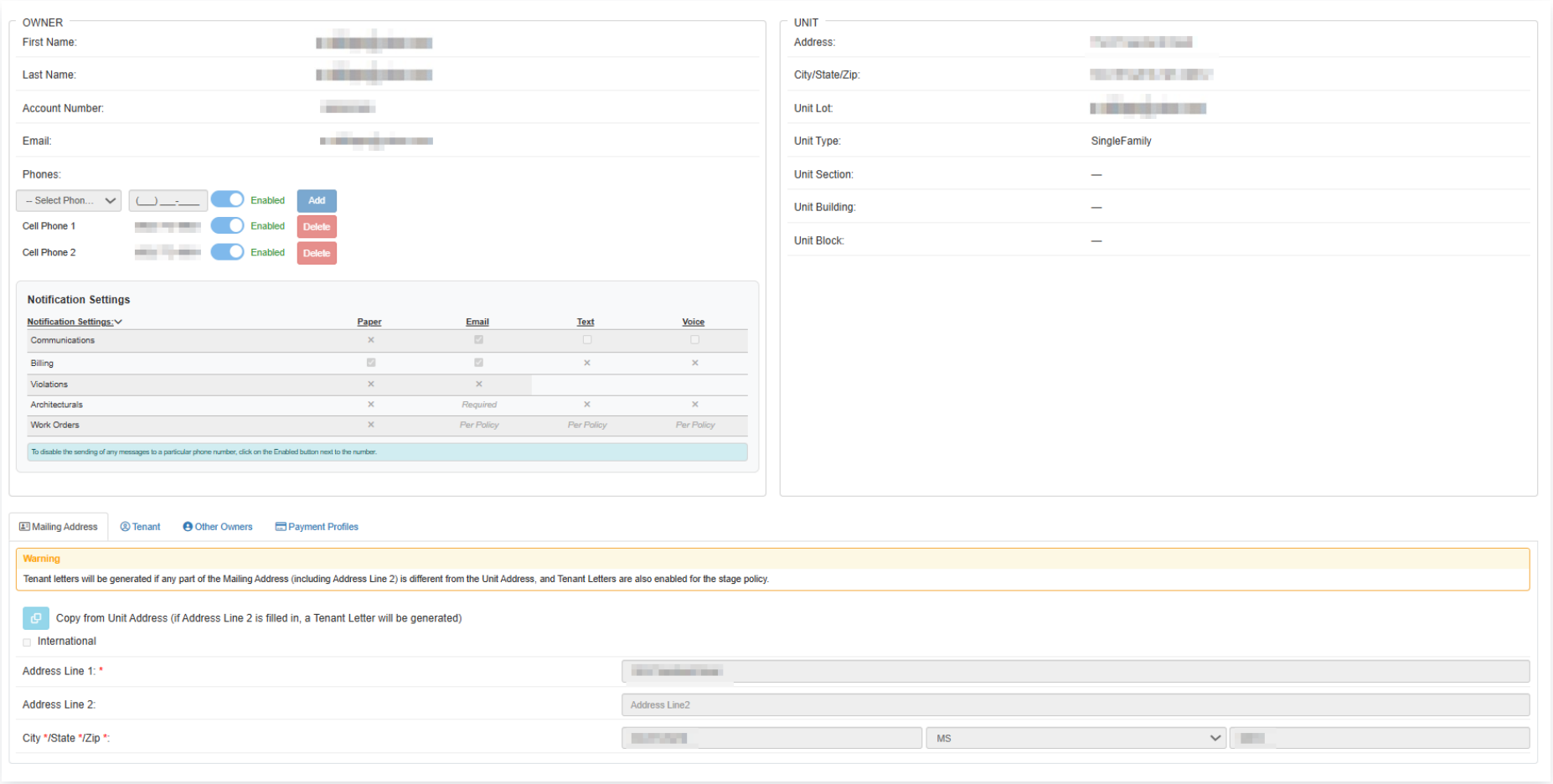
Your balance and account history

Pay online, or set up Auto Pay

Documents, violations, architectural requests and work orders

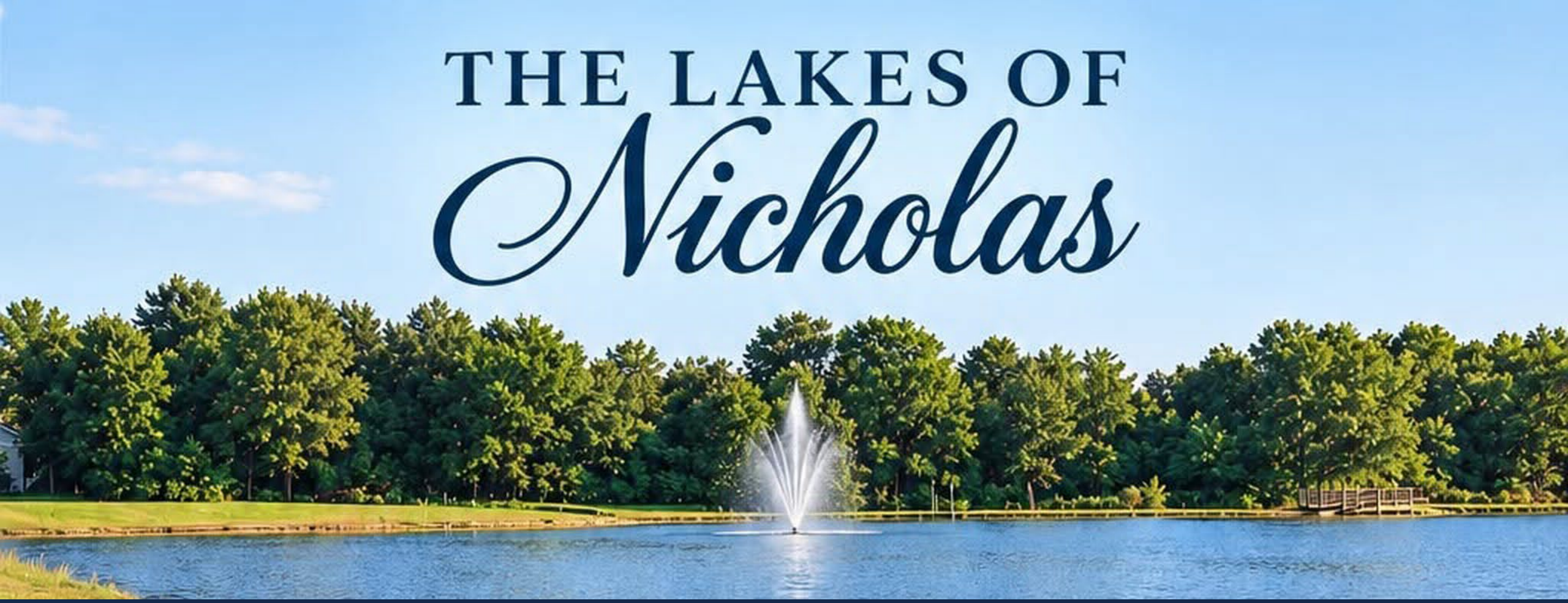
Manage Your Account Details

Update your contact info and choose how you receive notices: paper, email, text or voice.



Questions?





Thank you for coming!

Questions or concerns? lakesofnicholas@yahoo.com