

GENERAL INFORMATION ~

The following information is designed for quick reference only. Please look for information here before calling the Board members or the secretary for help. A full reading of the Bylaws, Covenants, Building Codes, Safety, Fishing and Swimming Pool Rules is required of all members at the time property is purchased at Lake Cavalier, and each member is required to sign a Certificate of Agreement stating that they have read, understand and agree with all LaCav Covenants, Rules and Regulations. Please refresh yourself and your family yearly. Each property owner is held responsible for making their guests aware of ALL Lake Cavalier Regulations.

MAILING ADDRESS: LaCav Improvement Co., Inc.
672 Lake Cavalier Road
Madison, MS 39110

CLUBHOUSE ADDRESS: 672 Lake Cavalier Road
Madison, MS 39110
Secretary: Debbie Saik
601-940-1661 (cell)
debbiesaik@gmail.com

ACCOUNT INFORMATION: Cela Bates
601-946-5931
cedasb@icloud.com

SALE OF PROPERTY: **BEFORE** legal closing of a sale of a lake member's property, the prospective property owner must submit an **APPLICATION FOR MEMBERSHIP, a signed CERTIFICATE OF AGREEMENT** and a copy of the proposed deed to the Board Secretary 30 days before the closing. The secretary will get these papers to the Board of Directors for Board approval of the sale. A \$2000.00 **Transfer Fee** check must be sent to the Lake Accountant before or at the time of closing, **NO SALE** is final until the Transfer Fee is paid in full and the Membership Application documents mentioned above are approved by the Board.
These forms can be found under "New Owner Membership" or contact the lake secretary.

PROPERTY IMPROVEMENT: Before any site work or exterior construction begins, a member must have received approval from the Architectural Review Committee and the Board of Directors and should have submitted the following:

1. Deed to his property

2. Certified Survey of the property
3. Architectural rendering of the completed building, showing front, side, and back views; Site plans showing setbacks, distance from the waterfront of the building if a dwelling or boathouse. (if building a fence, pier, or any other construction, show square footage specifications, location on property; materials, sample of paint/stain color, roofing material and specify roof pitch).
4. Complete all information required on LaCav's Building Permit form, including a check for building deposit and a reasonable completion date. Building Permit form can be found under "Building Information & Forms" or contact the lake secretary.
5. **ANY changes in the approved plans require additional Board approval.**
6. The member must be sure his building contractor is aware of all Lake Cavalier Building Codes and Covenants and LaCav road weight limits.
ALL COVENANTS AND BUILDING REGULATIONS ARE ON THE WEBSITE OR AVAILABLE FROM THE LAKE SECRETARY

BOARD OF DIRECTORS:

After the election of the board members, the Directors decide the day of month they will meet. If you would like to meet with the Board, please call the secretary or the president to be put on the agenda. If you have a concern about lake business, please put it in writing and send it to the secretary or the president. Board officers will be elected by the board members as soon as possible following the Annual Meeting.

GARBAGE PICKUP

GARBAGE DAY IS EARLY WEDNESDAY OF EACH WEEK

Garbage should be put on the curb in front of your house early on **WEDNESDAY** morning. **PLEASE USE GARBAGE CANS WITH TIGHT FITTING LIDS AND DO NOT PUT THEM OUT UNTIL TUESDAY EVENING OR WEDNESDAY MORNING. DO NOT USE PLASTIC BAGS.** Lake critters, dogs, squirrels, etc., love tearing into bags even if no food is there. Your neighbors are sometimes left with the unpleasant job of cleaning up your garbage

from the street if you put your garbage out on Sunday night or Monday. Weekenders could help this unsanitary problem as was done for many years, by taking their garbage home.

PLEASE HELP.

SOCIAL GATHERINGS:

The “Ladies of the Lake” group has been asked by the Board of Directors to act as the Social Committee for Lake functions. Any female property owner/spouse is encouraged to be a part of this active group by contacting the lake secretary. The lake has traditionally held one or two lake parties a year. Any help with the lake functions is appreciated.

LADIES ACTIVITIES:

The Ladies of the Lake was organized several years ago. Yearly dues are \$50.00 (subject to change). This money is used to buy supplies, furniture, etc., for the upkeep of the clubhouse. The group holds an annual meeting.

For more information about this group contact Debbie Saik, 601-940-1661

debbiesaik@gmail.com

LAKE CAVALIER CLUBHOUSE:

The clubhouse is available to rent for all members of the lake. If you would like to rent the clubhouse for an occasion, please contact the secretary about reservations and fees. The clubhouse pool is open from 9 a.m. to 9 p.m. as soon as it is warm enough to swim until cold weather sets in. There are **no lifeguards** on duty, so please ***do not leave children unattended by a responsible person.***

NO ONE WILL BE ALLOWED TO USE THE SWIMMING POOL WHO IS NOT A MEMBER OF LAKE CAVALIER. PLEASE DO NOT GIVE OUT THE GATE CODE TO ANYONE.

REMEMBER there are no Life Guards on duty and there is no ‘Lost & Found’ so take your gear home with you. The main safety rules are:

- 1. No Diving**
- 2. Absolutely no Pets in pool or on grounds**
- 3. No Smoking**

4. **No glass of any kind such as glass bottles, etc. around the pool**
5. **No children unattended by a responsible person.**
6. **No boisterous play, pushing under, running around pool area, etc.**
7. **Infants and toddlers must wear “swim diapers” in the pool.**
8. Please report any problem to the Lake Manager, Albert Saik (601-946-9966) or Debbie Saik (601-940-1661), **or if severe problem, call the Sheriff’s office at 911 emergency or 601-355-0379.**

Please help keep the pool area clean and neat by taking your belongings you bring to the pool, back home with you! The restrooms are checked once a day by the lake manager for needed supplies. Please check them when you leave for your children’s things, cleanliness and turn the lights off! Members are asked to be courteous when a party in the clubhouse is obviously taking place but pool remains open.

CLUBHOUSE RENTALS:

The clubhouse is available for rent for our members. Contact Debbie Saik for rental fees and more information. *debbiesaik@gmail.com* 601-940-1661 (cell)

LAKE MANAGER:

Albert Saik is our lake manager. He is responsible for cleaning and maintaining LaCav clubhouse grounds, roads and gates. He is not responsible for your personal property. His cell is 601-946-9966

REPAIRS:

BEST ADVICE: BEFORE making **ANY** plans for any exterior construction or tear-down, consult your Building Regulations in the Lake Cavalier directory and have a survey of your property done by a certified surveyor. There have been cases of improper construction having to be torn down, so to avoid this kind of expense, do your homework for exterior construction of any kind. Submit a Building Permit or Demolition Permit,(print from website or contact secretary), accompanied by a copy of the deed to your property and a certified professional survey of your property to the Board before any site work begins and

your final plans are complete. This regulation includes all exterior repairs or changes, which as stated above includes boathouse repairs or replacements, any pier or deck changes, seawall construction, fences, etc. or any other construction. On the permit specify exactly what is to be done, materials to be used, colors, roofing and a detailed drawing that shows location on property, square footage, etc. Also state the name and phone #'s of the contractor and completion date of project. Be aware of a fee required for even some small jobs such as boathouse, pier, seawall replacement etc, as well as home construction. **Roof pitch on boathouses is very important** as is roofing material and paint/stain color. **READ BUILDING REGULATIONS AND GUIDELINES** for minimum and maximum sizes, placement guidelines.

WATER:

Your water supplier is Bear Creek Water Company. They are responsible for maintaining the main water line but they **are not** responsible for the line going to your house. They can be reached for water problems or billing questions at 601-856-5969.

SEWAGE:

Lake Lorman Utilities maintains and manages Lake Cavalier sewage. They are responsible for maintaining the main sewer lines, but **are not** responsible for the line connecting your grinder pump to the main line. If you have a problem with your line or grinder, you may contact: Scott Dorsey 601-941-8933 or Albert Saik 601-946-9966

LAKE CAVALIER WEBSITE:

The Lake Cavalier Website is:
www.cavalierlake.com

OUR GOAL IS TO HAVE ALL LAKE CAVALIER RELATED INFORMATION AVAILABLE THROUGH OUR WEBSITE

FIRE STATION:

Lake Cavalier has 911 emergency calling. The Southwest Madison Co. Volunteer Fire is located at the corner of Lake Cavalier Road

and Coker Road. They will be the “first responder” to our emergency calls. The firemen are trained in emergency treatment and have “firstcall” capability. They respond to a 911 call, day or night and are able to help put out a fire or help until an ambulance arrives. Please participate in their fund-raising efforts because the money is used for equipment that can save lives.

SHERIFF:

The Madison County Sheriff’s Department is led by Sheriff Randy Tucker. For an emergency call 911. Non-emergency phone number is: 601-355-0379.

MADISON COUNTY SUPERVISOR:

Gerald Steen– Ward 3
Madison County Board of Supervisors,
Canton, MS

VOLUNTEER FIRE DEPARTMENT:

Fire Chief: Ben Hawthorne
601-529-7827

TO CONTACT LACAV SECRETARY:

Debbie Saik debbiesaik@gmail.com
Cell: 601-940-1661

TO CONTACT LAKE MANAGER:

Albert Saik albertsaik2@gmail.com
Cell: 601-946-9966