

News & Views

2025 BUDGET EDITION



SLA President's Message by Doug Pacas

"Change".

It's been said that the only constant in life is change.

It's true in our personal lives...where we live...the choices we make...our relationships. Everything changes.

As I write this article, these "changes" in particular come to mind.



Your HOA Board is Changing (and yes, we need you!)

We had a good meeting with interested owners earlier this month about the significant turnover in our HOA board going into 2026. As we now begin to have conversations with those who indicated an interest to serve, we notice there are still "gaps" in our filling a complete board. The investment in time it takes to serve on our HOA is minimal, but the return on the investment (deeper neighbor relations, making decisions to benefit all the residents) is so much more. If you are still on the fence about possibly serving, reach out to call/email/text. There's a place for you in serving this amazing subdivision, and the need is real. Don't miss out on the blessing!

The Image of our Subdivision is Changing (in a good way!)

Earlier this year, our owners voted on a new logo for Lake Sherwood Acres. Since that time, your HOA has been working to implement these new graphics through updated signage. New signs are being produced for the four arched entrances, and will be installed around the first of the year. A new sign for the club is also being produced. A 2026 project to refresh the brick entrance and signage at the Sherwood Forest entrances at Lake Sherwood North and Lake Sherwood South is being offered to the owners as part of the 2026 budget proposal. Bottom line: We want our residents to be proud of the way this subdivision represents itself to our greater community.

Our Preliminary 2026 Budget and Dues are Changing (but not by much!)

Your HOA is working to keep our costs down in 2026. The preliminary 2026 budget is being offered to our owners at a modest \$13 increase annually for off lake lots, and \$39 increase annually for lake owners. This budget includes escrowing \$2000 annually to fund a lake "mini dredge" effort every three years. The earlier-mentioned refresh on the Lake Sherwood North and South entrances is being proposed as a project. Also proposed are three smaller projects for the club to ensure the pool continues to be operated efficiently and safely. Please come to our budget forum (December 16) and Annual Meeting (January 27) to learn more. We want to hear from you!

Doug is Changing (I must confess!)

It's been a great honor to serve on your HOA for the past 10 years. As I step off the board, my wife Debbie and I believe our lives have been enriched because of the amazing relationships we have shared with many of you. You are more than neighbors – you are special friends! Thank you for entrusting a role of service for me on your HOA. Our hope and prayer is that our next group of leaders will continue the mission, enjoy the journey, and choose to lead this amazing subdivision into its next 50 years!!

Grateful for you!

SHERWOOD LAKE ASSOCIATION PRELIMINARY 2026 BUDGET

SLA INCOME	2025 BUDGET	2025 ACTUAL PLUS PROJECTED	FAVORABLE / (UNFAV)	2026 PRELIMINARY
Operating Assessment (Dues)	\$66,025.00	\$65,052.00	(\$973.00)	\$66,025.00
Projects Assessment (Dues)	\$6,175.00	\$6,084.00	(\$91.00)	\$12,350.00
Security Assessment (Dues)	\$27,544.00	\$27,280.00	(\$264.00)	\$22,223.00
Lake Sherwood Village (Dues)	\$1,668.00	\$1,668.00	\$0.00	\$1,668.00
Other Income	\$312.00	\$13,406.00	\$13,094.00	\$312.00
Security Reserve Contribution	\$4,856.00	\$4,856.00	\$0.00	\$10,177.00
Operational Reserve Contribution	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$106,580.00	\$118,346.00	\$11,766.00	\$112,755.00

SLA EXPENSES	2025 BUDGET	2025 ACTUAL PLUS PROJECTED	FAVORABLE / (UNFAV)	2026 PRELIMINARY BUDGET
Administration	\$34,666.00	\$35,519.24	(\$853.24)	\$34,316.00
Grounds	\$23,628.00	\$23,879.18	(\$251.18)	\$24,928.00
Lake	\$8,286.00	\$6,634.80	\$1,651.20	\$8,336.00
Security	\$32,400.00	\$23,145.38	\$9,254.62	\$32,400.00
Projects	\$6,175.00	\$6,075.00	\$100.00	\$12,350.00
Contribution to SLA Reserve Fund	\$1,425.00	\$1,425.00	\$0.00	\$425.00
TOTAL EXPENSES	\$106,580.00	\$96,678.60	\$9,901.40	\$112,755.00

NOTE: Favorable/Unfavorable amounts are affected by two(2) unpaid lake lots and one(1) unpaid off lake lot.

SLA SPECIAL PROJECTS	2025 BUDGET	2025 PROJECTED	FAVORABLE / (UNFAV)	2026 PRELIMINARY
Lake Dredging	\$6,175.00	\$6,075.00	\$100.00	\$2,000.00
Signage				\$10,350.00

2026 PRELIMINARY ASSESSMENT (DUES) BREAKDOWN

	Off-Lake	Lake
SLA OPERATIONS	\$139	\$417
SLA SECURITY	\$71	\$71
SLA PROJECTS	\$26	\$78
CLUB OPERATIONS	\$177	\$177
CLUB SPECIAL PROJECTS	\$12	\$12
CLUB RESERVE STUDY FUNDING	\$107	\$107
TOTAL	\$532	\$862

BUDGET FORUM MEETING

Mark your calendar!

Lake Sherwood Acres Budget Forum
Tuesday December 16 at 6 PM

Lake Sherwood Acres Annual Meeting
Tuesday, January 27 at 6 PM

Both events will be held at the Lake Sherwood Clubhouse

All are encouraged to attend!

New LSA Residents

Lot #	FirstName	LastName	New	Address
029	Christopher	Retif	07/2025	12511 Lake Sherwood Ave South
035	Mark & Marion	McKee	11/2025	4230 Lake Sherwood Ave East
100	Donela	Powell	7/2025	3715 Lake LaBerge Court
149	Steven & Sheela	Reed	10/2025	3821 Lake LaRouge Drive
165	Tammy	Savage-O'Steen	10/2025	12315 Lake Sherwood Ave North
208	Mary	Collins	10/2025	4505 Lake Sherwood Ave East
289	Lance & Jennifer	Hill	11/2025	4412 Lake Larto Circle



Don't tempt this thief.....Do your part. Lock your stuff and make it difficult for these criminals to succeed in our neighborhood.

SLA FINANCIAL REPORT (AS OF OCTOBER 31, 2025)

INCOME	BUDGET	ACTUAL JAN-OCT	BUDGETED NOV-DEC	FAV(UNFAV)
Dues	\$187,071.00	\$184,906.00	\$0.00	(\$2,165.00)
Late Fees	\$300.00	\$518.00	\$0.00	\$218.00
Village Dues	\$1,668.00	\$1,668.00	\$0.00	\$0.00
Bank Interest	\$0.00	\$1,426.00	\$0.00	\$1,426.00
Misc Income	\$12.00	\$11,980.00	\$0.00	\$11,968.00
Security Reserve Supplement	\$4,856.00	\$4,856.00	\$0.00	\$0.00
TOTAL	\$193,907.00	\$205,354.00	\$0.00	\$11,447.00

EXPENDITURES	BUDGET	ACTUAL JAN-OCT	BUDGETED NOV-DEC	FAV(UNFAV)
SLA Operations	\$100,405.00	\$76,352.60	\$14,251.00	\$9,801.40
SLA Projects	\$6,175.00	\$6,075.00	\$0.00	\$100.00
LSCA Operations	\$55,401.00	\$54,870.00	\$0.00	\$531.00
LSCA Projects	\$31,926.00	\$31,620.00	\$0.00	\$306.00
TOTAL	\$193,907.00	\$168,917.60	\$14,251.00	\$10,738.40

CASH AND BANK ACCOUNTS	\$141,760.58
Less Liabilities	<u>(\$39,181.97)</u>
NET WORTH	\$102,578.61

FINANCIAL NOTES:

SLA expenses are proceeding as planned.

Distributions to LSCA Operations and Projects Escrow accounts were made.

As of October 31, 2025 3 lots of 313 remain unpaid.

Miscellaneous income increase is due to insurance payout for damage at Lake Lawrence entrance to repair brickwork, signage and message board.

Related expenses not shown in budget.

SLA Directors

Title	Name	Phone	Email
President	Doug Pacas	225-268-5872	doug@pacasstream.com
Vice President	Jim Cazes	225-229-5971	Jim.cazes@gmail.com
Treasurer	Loyce Smith	225-978-1046	loycesmith@att.net
Secretary	Jennifer St. Cyr	225-205-4467	jen@stcyr.cc
Director	Bryan St. Germain	225-939-3528	bryanstgermain@cox.net
Director	George Holder	225-572-0345	gholder@yahoo.com
Director	Kayla Pollet	979-229-3784	Pollet.kayla@gmail.com
Director	Ray Smith	225-241-3378	smith5388@bellsouth.net
Director	Ryan Williams	225-773-4009	Ryan_williams1@me.com

Security Update by Jim Cazes

Residents, any note of gratitude starts with you! You are the heart of our neighborhood, Lake Sherwood Acres, with your efforts making our subdivision one of the most crime free in Baton Rouge.

THANKS FOR LOCKING YOUR VEHICLES AND SECURING YOUR PROPERTY.

It is a wonderful time of year. A time to give thanks, especially for the little things. With the Holiday Season upon us once again, the number of packages delivered to your doorstep will increase. Each year we hear and see the stories of "Porch Pirates". (Those thieves who like to help themselves to your packages from your front entrance after being delivered) If possible, have a planter or something near your front door where delivery drivers can leave packages behind them instead of being left in open sight.

I would encourage each of you that do not have a monitored security system to investigate getting one and using it even if you are at home. We have not had a successful robbery attempt to any home that was actively monitored in the past several years.



Officer Johnathan Stewart



Officer Kasey Williams



Officer Sheela Reed



Officer TJ Wilkerson



Don't tempt this thief.....Do your part. Lock your stuff and make it difficult for these criminals to succeed in our neighborhood.

LSCA President's Message by Kyle Whitfield

Thank You for an Awesome Pool Season

As the weather turns colder, are you wishing it was pool season again?

*Summer 2025, by all measures, was a successful one at Lake Sherwood Club. I would like to give a huge **THANK YOU** to our lifeguard staff, led by **Maddie Wilson** and **Bonnie Kersch**.*

*Besides the pool, the clubhouse is a popular choice for residents and outside members to host events, and coordinating all of it is no easy task. Another huge **THANK YOU** to **Andrell Ward**, **Heather Jefferson**, and **Rebekah McCorkle** for helping those events come to life.*

Looking to 2026, we're in the initial planning stages of some upgrades to the pool, including a new baby-pool shade sail and some upgraded technology for our pool equipment. We were pleased to see that adding new A/C units in the bathrooms and installing baby-changing stations were popular additions. And we're proud no pool equipment issues forced us to close the pool (knock on wood, y'all)! Our goal is to make the pool and club an area all of you enjoy gathering with friends and family.

*None of this happens without the support of our volunteer club board — **Mike Billings**, **Heather Jefferson**, **Jenna Lemmon**, **Thomas Naquin**, **Bradford Smith**, **Scott Sullivan**, and **Andrell Ward** — and the HOA, led by **Doug Pacas**.*

We will have several openings on our pool board for the upcoming year. If you're interested, we'd love to have your help. Please email whitfield.kyle@gmail.com for more information

Kyle

LSCA Directors

Title	Name	Phone	Address	Email
President	Kyle Whitfield	504-228-9078	3824 Deerfield Lane	whitfield.kyle@gmail.com
Vice President	Thomas Naquin	225-250-9809	4211 Lake Livingston Court	thomas@bonnecazemckerman.com
Treasurer	Bradford Smith	337-704-1699	4027 lake Sherwood Ave. East	bradford Smith@gmail.com
Secretary	Heather Jefferson	573-344-3281	12224 Lake Sherwood Ave. South	hellisjeff@gmail.com
Director	Michael Billings	225-456-1221	4646 Lake Lawford Court	mikeinredstick@yahoo.com
Director	Jenna Lemmon	8324250730	12520 Lake Sherwood Ave. South	jenna.lemmon@eisneramper.com
Director	Scott Sullivan	225-603-9475	3744 Lake LaBerge Court	sullivan15@gmail.com
Director	Andrell Ward	225-328-2470	12224 Lake LaDare Ave.	andrell.ward@gmail.com
SLA Rep	Doug Pacas	225-268-5872	12312 Lake LaBelle Circle	doug@pacasteam.com

LSCA 2026 Budget

Category	2026 budget	Category	
Membership residents	\$55,401.00	Insurance	\$16,280.00
Membership outside	\$29,700.00	Maintenance and repair	\$8,000.00
Pool	\$3,929.00	Rentals payroll	\$4,000.00
Rentals	\$15,000.00	Swim team payroll	\$5,000.00
Swim team	\$8,000.00	Lifeguard payroll	\$18,000.00
Total	\$112,030.00	Sponsored Events	\$1,200.00
		Chemical supplies	\$16,000.00
		General supplies	\$6,000.00
		Taxes	\$6,000.00
		SELA pool cleaning	\$5,500.00
		Swim team	\$3,000.00
		Utilities	
		Gas and electric	\$10,000.00
		Telephone/Internet	\$2,200.00
		Waste removal	\$2,900.00
		Water/sewer	\$2,000.00
		Other	
		Dues and subscriptions	\$250.00
		Merchant account fees	\$2,700.00
		Professional services	\$2,900.00
		Membership advertising	\$100.00
		Total Expenses	\$112,030.00

Project summary	Quoted price
Sand replacement for main pool	\$5,291
Pool motor electronics replacement (VFD) by Poolsure	\$6,000
Baby pool shade sail replacement by C Bel Awnings	\$2,075
<hr/>	
Total	\$13,366

Description of Preliminary 2026 LSCA Special Projects

Running a commercial pool of LSCA's size means having major equipment running on the most stable setup. It was recommended to us by our third-party pool service vendor that we install a VFD (Variable Frequency Device) to better protect the pool's motor during power surges, save energy and reduce expense by controlling the pump's speed.

Replacing the sand in the pool's filter is a necessary job every few years.

And of course we want our baby pool to be a safe place for little ones to enjoy, so replacing the torn shade sail is also on our list of offseason to-dos.

Breakfast with Santa

**SATURDAY DECEMBER 6TH
9 AM—11 AM**

Come and enjoy pancakes, crafts Santa, music and more!

Lake Sherwood Acres Clubhouse
3831 Lake Sherwood Avenue East



Grounds Report by Kayla Pollet

Happy Holidays, Lake Sherwood!

We're excited to share an update on the many improvements made throughout our neighborhood this year. It has been a busy and productive season for beautification efforts across Lake Sherwood Acres!

New Neighborhood Branding & Signage

As many of you know, the community voted to adopt a new logo, and you've likely noticed updated signage appearing over the past few months. Our letterhead, email signature, and memo boards have all been refreshed, and this transition will continue as we work toward completing all updated signage.

New entrance signs for the archways—including the *No Soliciting* signs and the Lake Sherwood Acres identification signs—have been ordered and are expected to be installed by the end of the year or early 2026.

In addition, a new sign for the clubhouse is scheduled for installation in December.

Entrance Repairs & Landscaping Updates

Earlier this fall, the Lake Lawrence entrance on the south side sustained damage when a pickup truck struck the brick structure and memo board. We're pleased to share that the brickwork has been fully repaired, and a replacement memo board is on order.

On the north side, residents may remember the damage to the flower box near the entrance. After inspection, all four flower boxes along Plaza Tower Dr. were found to be structurally unsound. These boxes have now been reinforced and rebuilt, and old tree stumps behind them have been cleared away—creating space for new plantings next year. They are already looking much improved.

Road Maintenance

This year, 27 potholes were reported and repaired. At present, our roads are in good condition.

Volunteer Appreciation

A special thank-you goes to Emily E., who has faithfully maintained and updated our memo boards throughout the year. Thank you, Emily, for your dedication and service to our community!



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Don't tempt this thief....Do your part. Lock your stuff and make it difficult for these criminals to succeed in our neighborhood.

Halloween Party By Kyle Whitefield

Costumes, Pizza, Candy and Friends: Halloween Party a Hit Again

It seems like every year, kids and adults alike look forward to including the Lake Sherwood clubhouse as a stop on their trick-or-treating route.

Organized again by **April Reaux**, with assists from **Andrell Ward, Jenna Lemmon** and **Rebekah McCorkle**, the annual clubhouse Halloween party was a hit again.

We're always looking for feedback on our Halloween events. Some residents have suggested a trick-or-treating map where houses participating would put a sign in their yard, signaling for trick-or-treaters to stop by. Others have suggested a larger, outdoor party where kids can play games, and residents can participate in a trunk-or-treat.

Plenty more ideas and discussion to come!



Martha Wheeler, husband James & granddaughter Marley



Megan Perry with her daughter Noelle

Halloween Party



Shalonda, Solomon, and Samuel Golden



Mark Pollet with his son Sullivan



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