



As many of us are aware, our kids are back in school. Summer break is over so that means we need to be aware of the kids walking to and from the front entrances, getting on and getting off the school buses. Please note that kids get excited and sometimes forget to look both ways before crossing the street so please make sure you are all paying attention. And this would be a good time to remind everyone that our speed limit throughout our community is 25 MPH. Let's all try and observe that!



HALLOWEEN is just around the corner and we will be passing out our neighborhood treat bags to all the small kids. Not everyone rides the school bus and we usually try and guess how many we need to prepare so if you have a child that is under the age of 12, please contact me so that we can make sure all the kids get treated special! We plan on meeting the school buses on Friday Oct 27 to pass out the treats. Please contact [Matthew Broyles – 2145LFC 404-217-9623](mailto:Matthew.Broyles@bcchoa.com) or [drop a note in my mailbox.](#)



Thanksgiving and Christmas will be here before you know it so if you are traveling away from home, please notify our officers so that they can keep an eye out on your home. You can visit our website at myfairlake.com and click on the security tab and fill out the form. Or you can contact Justin.bouchillon@gwinnettcounty.com

BERKELEY COMMONS HOMEOWNERS ASSOCIATION

THE BERKELEY SPOTLIGHT FALL EDITION 2017



Please pay your annual dues

If you have not paid your dues they need to be taken care of immediately. Annual dues are mandatory and are due on May 1st of each year. The amount is \$350 and can be mailed to BCHOA PO Box 956382, Duluth, GA 30095 or dropped in the mail box at 4524 Creek Ford Dr. It would be nice if everyone could settle up on their bill. Our dues go to our police patrol security, lawn maintenance, insurance, utility bills and our security cameras. And speaking of security cameras, we have installed several throughout the neighborhood. Our single cameras at both front entrances had seen better days and the technology has changed so much that we needed to update them. If you came to our annual HOA meeting on May 7th you would have seen the picture quality of these new cameras. They have really crystal clear video and pictures. We have cameras around the neighborhood and 2 new license plate readers that will be going in at both front entrances. Thanks to the neighbors who assisted in this update. If you are interested in having cameras installed at your house, you can contact Ryan or Derek Wheeler w Ryco Technologies at 770-982-8111.

GET TO KNOW YOUR NEIGHBORS!!

I know we have said this before but it really helps to keep crime down if you really know your neighbors. Get to know their habits, exchange phone numbers and contacts, let each other know when you are going to be out of town so someone can hopefully spot suspicious activity. Our best defense is a neighborhood full of crime stoppers! The best way to have a good neighbor is to be a good neighbor!

MAKING ANY CHANGES TO YOUR LAWN OR HOMES EXTERIOR?

Please make sure that you fill out your Architectural Approval form. You can get these online at myfairlake.com and click on the ACC button or see any of the volunteer members listed below for a form. Changes would include putting up a fence, painting your house, installing new roof, re-landscaping your yard, etc. Please note that most of our volunteers travel for work, so please give time for someone to get back to you on your request. Forms should be turned in 30 days in advance before work is to start.

ARCHITECTURAL CONTROL COMMITTEE (ACC) MEMBERS

Nathan Clodfelter – Chairman, 4505 Fairway View Ct. clodfelter@att.net

Brandon Ealy – 4565 Fairway View Ct. brandondealy@comcast.net

Richard Brimfield – 4545 FVC richard.brimfield@oldcastlematerials.com

Matthew Broyles – 2145 Lake Ford Circle mbroyles@floramart.com



COMING UP NEXT ON CNN....DOGS THAT SCOOP THEIR POOP!

Unfortunately this is not a real story, but wouldn't it be nice! Oh well till that time comes, we all need to make sure we are cleaning up after our four legged friends. It is unsightly and not very neighborly to leave poo in someone's yard. Also please watch what your dogs are wetting on as some neighbors have lost rose bushes over excess pet urine especially by the mailboxes. Also please note that all dogs in Gwinnett County are required to be on a leash and we repeatedly see dogs loose on our streets. For everyone's safety and especially your pets, keep an eye on them!

MEET YOUR NEW BOARD MEMBERS

Our new board members were inducted at our annual HOA meeting held in May. We have some repeat members and some new ones coming aboard. Please reach out to these folks and show your appreciation for the job that they are doing. If you have never served on one of our boards, please consider getting involved and making a difference in our community.

President: Ricardo Dubeux -2170FVL ricoatl@hotmail.com Ph770-316-7676

Vice President: Tom Oh 4715FVC tx08@alumni.cwru.edu Ph 770-242-7634

Treas: Lynn Hughes 4524CFD hugheslynn88@gmail.com Ph770-840-0679

Secretary: Richard Brimfield 4545 Fairway View Ct Ph 770-316-7676

richard.brimfield@oldcastlematerials.com

We also need to acknowledge our past 2 officers, Lisa Siejkowski president and Richard Balsam treasurer. We thank you for your service!

COVENANT CONTROL COMMITTEE

This is never a fun job and these folks are in charge of keeping an eye on things like trash cans left at the curb, grass that is not being maintained, lawns and flower beds that are not being weeded, etc. We have updated the process for notifications and we are hoping that none have to be handed out but unfortunately we all know that is not the case. If you are given a form, please comply in a timely manner to resolve the problem. We have repeat violators that don't act until they get a form. If you need to review the covenants at any time, you can do so at our website www.myfairlake.com.

Garrick Riley 4544 Creek Ford Dr. Ph. 770-729-8997

Clarence Towns 4569 Creek Ford Dr. Ph. 770-840-9580

Jose Basave 1995 Lake Ford Circle 770-480-7070

Thomas Oh 4715 Fairway View Ct. 770-242-7634

NEIGHBORHOOD RENTALS: As everyone should already know this neighborhood is owner occupied. Rentals are prohibited. We have this requirement in our covenants because property values are negatively affected when a neighborhood is more than 10% rentals. If a neighborhood has too many renters lenders will not loan money to prospective home buyers which puts the seller in the difficult position of having to sell to a cash only buyer. There are some neighborhoods across Satellite Blvd and in the Berkeley Lake areas that are in this position. One home on Satellite had to take a cash offer on \$1.00, yes \$1.00! Our neighborhood has already reached the 10% mark and anyone who tries to rent their home will be fined. Prohibiting rentals is the only way to protect our property values.

TRASH CANS: I sure do wish that trash companies could design a trash can that looked like a botanical garden on wheels! When neighbors leave them out, we would be looking at beautiful scenery instead of the heap of blue plastic that sticks out like a sore thumb. Our covenants state that trash cans must be stored out of view from the street and surrounding properties. The ideal place is in your garage or in a fenced area.

OUR STREET LIGHTS: If a street light near your home has gone out, please call Jackson Electric and give them the number on the pole. They will come out quickly to replace the bulb. Also the street lights are there to provide light and security throughout the neighborhood, so if you have a tree that has grown too high and blocks the light, please trim those trees. The county has the authority to trim them and they do not have to do a nice job, I've seen that many times. If you want it to look nice, trim them yourselves.

NEWSPAPERS, READ THEM AND RECYCLE THEM: Have you seen your neighbors literally trip over the stack of newspapers in their own driveway? It's a tiny effort to pick these up when you arrive home or on your way to the mailbox and it's much easier to pick them up right away before they get soaked by the rain and turn to mush.

HUMAN INTEREST STORIES?: If you have any neighborhood new stories, exciting news or fun facts you want to share for future newsletters, let me hear from you at mbroyles@floramart.com (subject line HOA NEWS)

MAINTAINING YOUR YARD: The word "maintain" doesn't mean you take care of your lawn when you get a violation letter, it means always maintain. Yards that are not maintained decrease property values of every single neighbor. Even when the grass stops growing at the end of summer, the weeds do not. Please keep those under control all year long. Also leaves falling from your trees can start now and continue through winter, please keep them raked and from blowing into your neighbor's lawn or the street.

FERTILIZE AND WEED CONTROL: Watch for front entry signs that are placed for your convenience. They are there to remind you of the best time to apply fertilizer and weed control. Our website myfairlake.com also has a schedule to keep you up to date. And don't we all really want a lawn like the Douglas's on Fairway View Ct? Lawn envy!

WATER: This season we have had an abundance of rain so most of us have not had to use irrigation systems; Mother Nature helped us out on that one. But make sure you pay attention to future drought restrictions that may apply.

MOW: Height of grass should be maintained at 3"

EDGE: Sidewalks and driveways are not maintained if grass is growing into the cement. Please make sure you are maintaining those areas.

CLEAN UP: Leaving grass lying on the driveways, sidewalks or blown into the road is not clean up. It looks messy and those who blow it into the road end up clogging our storm drains. Blow your clippings into your natural areas or bag them for Waste Pro to pick up curb side.



NEIGHBORHOOD GATHERINGS ARE FOR ALL OF US! HOA MEETINGS & BLOCK PARTIES ARE MISSING YOU! PLEASE JOIN US!



TIE UP YOUR HORSE AND GET YOURSELF A DRINK!



MUSICAL INTERLUDE FOR OUR ANNUAL MEETING!



HOA ANNUAL MEETING AT THE CLODFELTERS!

IN CASE YOU MISSED OUR LAST YEARS FALL BLOCK PARTY, PLEASE JOIN US THIS OCTOBER! EVERYONE IS INVITED! SEE ENCLOSED FLYER!



COME AND GET IT!! DINNER IS SERVED!



SOME MIGHTY FINE LOOKING COWGIRLS!!



SOME OF OUR BEAUTIFUL NEIGHBORS CHOWING DOWN!



