

## Making Any Changes? You Need Architectural Approval

The ACC has a new volunteer. Brandon Ealy has agreed to join this committee. We would like to thank him and thank Nathan Clodfelter, Matthew Broyles, and Richard Brimfield for continuing on this volunteer committee. If you are making changes to your property, the forms needed to make a request are on our website (click on the ACC button). Please note that the committee will address your requests as soon as possible, but some requests are more significant and could take more time. So get your requests turned in well before you intend to start your project.

## Halloween

On a weekday before Halloween those youngsters who are riding the school bus to their home in The Fairways or The Lake will be greeted when they exit the bus, with Halloween goodies. Big thanks to Matthew for putting these goodies together. Note: if your youngster does not ride the bus, let us know and we will leave bag at the front door.



On Halloween **turn your porch light on** if you are passing out candy to the goblins. Have fun and smile at the scary little costumes and remain safe. We will have security patrolling. If you are new to the neighborhood, you should know that we have up to 150 trick-or-treaters.

## HOA Board Members

**President** – Lisa Siejkowski (1915 LFC)

Phone: 704-678-5884 Email: [Lisa\\_Siejkowski@hotmail.com](mailto:Lisa_Siejkowski@hotmail.com)

**Vice President** – Tom Oh (4715 FVC)

Phone: 770-242-7634 Email: [txo8@alumni.cwru.edu](mailto:txo8@alumni.cwru.edu)

**Treasurer** – Liz Knoedler (4540 FVC)

Phone: 770-248-1880 Email: [richardbalsam357@att.net](mailto:richardbalsam357@att.net)

**Secretary** – Richard Brimfield (4545 FVC)

Phone: 770-316-7676 Email: [brimfield@bellsouth.net](mailto:brimfield@bellsouth.net)

**Alternate officer** – Ricardo Dubeux (2170 FVL)

Phone: 770-416-0771 Email: [Ricoatl@hotmail.com](mailto:Ricoatl@hotmail.com)

## Architectural control (AAC)

Nathan Clodfelter (Chairman, 4505 FVC, [clodfelter@comcast.net](mailto:clodfelter@comcast.net))

Matthew Broyles (2145 LFC)

Richard Brimfield (4545 FVC)

Brandon Ealy (4565 FVC)



**If you live in The Fairways or The Lake at Berkeley Hills  
you must read this news.**

CFD (creek ford drive), FVC (fairway view court), FVL (fairway view lane), LFC (lake ford circle)

## Yard Sale on October 15<sup>th</sup> from 8 am to 3 pm



We are planning a neighborhood wide garage sale. If you would like to participate, please contact the individuals below as this will be advertised on FaceBook, AJC and Craigslist. Hopefully everyone will be able to take advantage of this opportunity to make some extra holiday cash and gain a little breathing room in your closets and garage. Security will be patrolling during our sale.

Mr. Matthew Broyles ([mbroyles85@aol.com](mailto:mbroyles85@aol.com)) 2145 LFC or  
Mrs. Betty Burchfield ([betburchfield@comcast.net](mailto:betburchfield@comcast.net)) 4665 FVC

Mr. Broyles is graciously hosting a **block party** this November 12<sup>th</sup>. He also did 2 years ago for us, and you don't want to miss it. So look out for a flyer in your mailbox soon for details.



## Big Clean Up Day & Adopt-A-Road on Hopkins Mill



It was puny. Twelve people representing 8 homes showed up for our *Big Clean Up day* in June. All twelve picked up trash, pulled weeds, cut limbs around the lake and/or pulled trash from the murky waters. We have 122 homes in this neighborhood and should have had more participation. Please remember that our neighborhood does not have a boatload of money to hire people to do everything needed to keep property values high. So once every two years, working up a little sweat to keep us all looking good and functioning properly is not so bad, is it? On a positive note: Two teenage neighbors volunteered to pick up trash that day. We need to thank them and smile knowing these young men have grown up here and are good to the bone. We will be scheduling volunteers to pick-up Hopkins Mill trash at the Block Party/Meeting. Please sign up. Those clean streets help protect property values.

## 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 1<sup>st</sup> each year. The amount is \$325 dollars and can be mailed to BCHOA, PO Box 956382, Duluth, GA 30095, or drop in mailbox at 4540 FVC. From our last meeting in May 14, it was agreed that *Annual Due* is increased to \$350 (starting 2017) and new *Buyer Initiation Fee* goes up to \$400 dollars immediately.

## Along Sidewalks

There are many neighbors walking for their exercise along the sidewalks. It comes to our attention that sometimes they are hindered by cars. This is against county code and we can be ticketed for this offense. By the way, shrubs and bushes are protruding over the sidewalks, too. To keep our properties beautiful and attractive, please do not forget to **trim** plants and **edge** your yards along the sidewalks.



## Security

Some security issues have come to our attention. We all need to be diligent in protecting our neighbors and our own homes. Please pay special attention to the following. First, we all need to **light up** our homes, especially around the holidays. Motion sensors near front and back doors are best. If you do not have motion sensor lights, turn the back porch lights on at night. Second, do not forget to close your garage door. It is so easy to sneak in and steal valuables from the garage. Burglars will sneak into a garage, close the door and wait until they have an opportunity to get into your home or to get you. So **keep garage doors closed**. If you are planning a trip, please notify our security team via



email. You can do this by completing the form request on our website: <http://www.MyFairLake.com>. Just click on Security button and provide the appropriate information in the required fields in the form on the right of the screen. Or you

can send an email directly to [Justin.bouchillon@gwinnettcountry.com](mailto:Justin.bouchillon@gwinnettcountry.com). When notifying our off duty police officers, please leave your address, an emergency contact phone number, the dates of travel and any special instruction. And last but not least you may think **Block Parties** are just for fun in the neighborhood. Of course they are fun, but they are also a plus for security. If neighbors know you are out of town, know your automobiles, know your habits, they will notice that funky van with dealer plates loading that TV through a broken window in your home. They will call 911 and report it. Since we have a block party coming up on **November 12<sup>th</sup>**, try your best to be there!

## Let's Do Our Best

There is a reason our neighborhood has remained attractive to homeowners over the last 20 years. **Our covenants are enforced** by an all volunteer board. If covenants are violated, we have fines that are enforced and any unpaid fines will continue until violation has ended. All unpaid fines and dues result in a lien placed on the home. It would be so much nicer if everyone would just abide by the required covenants. Would you have purchased your house if there were cars parked in the street or if none of the yards were mowed? Probably not. Below are a list of frequent complaints by homeowners.



**Biggest complaint:** people parking in the street. It is against our covenants and not safe. It also invites burglars. Please stop at all cost.



**A close second:** yards looking bad. One of the most important things we can all do to keep everyone's property value moving in an upward trend is to keep our yards looking good.

**Third:** dog poop and leash. Animals running the neighborhood without collar and not on a leash is against the law. Also you are required to dispose of all dog poop.

**Fourth:** trash cans are still being placed within view from the street. Trash cans must not be visible from the street.

**Fifth:** siding and trim. Some homes are looking a little haunted. If the siding and trim are in ill repair and not painted, it is against Gwinnet County Code.

**And last:** Cigarette butts are polluting our water. Put them in the trash, not on the ground.



## AT&T U-verse

As you know the company has installed the needed wiring throughout our neighborhood. Still no word on when the service will be available to us. We most likely will start receiving flyers in the mailbox or on or front door when the service is available. But if we hear anything we will update the website.

## Streetlights

Keep an eye on the streetlights near your home. If the bulb goes out or the light needs repair, you need to call Jackson EMC (800-462-3691). There is a number on the pole to help you report the issue. If you provide the number, the repair will be addressed quickly.

