

**Berkeley Commons Homeowners Association  
The Berkeley Spotlight Spring Edition 2019**



**Finally my winter fat is gone....now I have spring rolls!!**

Ready or not, here comes spring to our neighborhood! The trees are starting to blossom, the flowers are waking up from their long winters nap and the grass is starting to turn a lovely shade of green and I can't wait to take my first barefoot walk in the grass. But with all those beautiful changes come the dreaded weeds. It's never too early to get out and try to freshen up our lawns, flower beds and tackle those pesky weeds. Whether you are a do it yourselfer or you have a service, let's all make an effort to make our community shine by keeping our lawns maintained and a neighborhood we can all be proud of during the coming spring and summer months. And in the process of my own maintenance, get rid of those pesky spring rolls!!



## A BIG NEIGHBORHOOD WELCOME

Since our last newsletter we have some new neighbors to welcome to our extended family:

1890 LFC Sun Cha Bennett

4499 CFD Thuy Ta and Thien Phan

4509 CFD Karam and Sarah Rammo

4639 CFD Hee Yoen and Wesley Kim

4700 FVC Jamil Imran

4755 FVC Jeffery and Cheryl Sklar

We hope you are happy in your new homes and we hope to get to know all of you better. If you have not met your new neighbors, we encourage you to do so while you are out and about as the weather gets warmer. Another perfect opportunity to meet you neighbors will be at our annual HOA meeting on May 18<sup>th</sup>. This is a good time to meet new members and catch up with old friends.

### AND THE AWARD FOR THE CUTEST NEIGHBOR GOES TO.....

Well we don't have an award for the cutest but if we did there would be some stiff competition! Check out our latest cuties!



EKTA ARORA

Savvy & Bhavya Arora



BRYCE MENNER

Brittany & Brandon Menner

## COMING SOON.....OUR NEIGHBORHOOD PHONEBOOKS!

Our new phonebooks will be completed before the next Annual HOA meeting. If your contact information has not been updated, please contact Janelle at 770-416-9550 and leave a message with new contact info or a return phone number. We will be going to print on May 1. Please note that these phonebooks are part of our attempt to keep our neighborhood secure and to help neighbors get to know each other. For example, if your neighbor notices your garage door open and they know you are at work; they can grab the phonebook and call you. If a neighbor notices a strange vehicle in your driveway, smoke coming from a window or a water leak in your front yard, they can call you. If they just want to get together for tea, they can call you. So please make sure you keep these phonebooks and please make sure your info is updated. The phonebook covers will be **BRIGHT RED**. When we distribute them, please keep your copy in a place that is easy to find.



Berkeley Commons  
Homeowners

The Lake & The Fairways  
Directory

2019

Our Website: [www.MyFairLake.com](http://www.MyFairLake.com)

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## WHAT ARE THE ANNUAL DUES USED FOR?

Annual dues for our neighborhoods are required for all homeowners. The dues fund the necessary expenses incurred to maintain our community. These expenses include but are not limited to: Liability/Property insurance on common areas which includes both front entry monuments, the dam and retention pond. Secretary of State Corp. Fees

Property Taxes

Mailbox rental

Common area recurring maintenance. (Both front entries and the lake.) These areas require weekly mowing, bush and tree trimming, weed control, ant control, erosion control, repair and maintenance of sprinkler systems, repair and maintenance of electricity and replacement light bulbs, seasonal flowers, seasonal décor, pressure washing of monuments and fences, painting of fences, electricity and maintenance of the lake fountain, signage maintained. Jackson EMC cost for meters and electricity for both entries. Gwinnet County

water monthly charge for two water meters and the water utilized. Added last year was the requirement of backflow meters on each of our two meters. These had to be installed at our cost and will require annual certification at our cost.

Maintenance/installation/repairs of ten security cameras.

Web site development, domain registration and website server fees. [www.myfairlake.com](http://www.myfairlake.com)

Security provided by Gwinnett county police officers.

Legal, professional fees, newsletters, invoices and phonebooks.

Block parties

## **WHAT ARE THE ANNUAL DUES USED FOR? (cont.)**

The lake is a storm water retention pond which was required by the county when our neighborhood was developed. We are responsible for maintaining the pond depth and maintaining the cement dam. It should be noted that our expenses would be higher if it were not for the residents in our community who volunteer their time and in many cases their money to provide needed resources for various projects.

### **ANNUAL HOA MEETING May 18<sup>th</sup> AT 10:00AM**

The annual HOA meeting will be here before you know it and we encourage all neighbors to attend if you can. The meeting will be at the home of **Nathan and Janelle Clodfelter at 4505 Fairway View Ct. at 10:00AM**. Please bring a chair to sit in. Some of the topics that will be covered are; neighborhood news, accomplishments for the past year, tasks for the coming year, security, voting for new board members, etc. If you are not able to attend in person, you can find a proxy form on our website. With the meeting also comes our annual dues. The annual dues are required to be paid by all neighbors and are payable each year by May 1<sup>st</sup>. The annual fee is \$350. A detailed explanation of what the dues are used for is attached. If you are behind in past dues, please make sure you settle up those accounts so we can start off fresh in May. Those who refuse to pay will be turned over to attorneys requiring legal action. Each year we hope it never has to come to this but when this happens, you are required to pay all attorney's fees, increasing your out of pocket expense. Please save yourself some money and grief for the board and pay your required dues.

## NEIGHBORHOOD SECURITY – OFFICER SPOTLIGHT



### **Justin Bouchillon – Lieutenant**

Justin's promotion this year to Lieutenant currently has him working in the Uniform Division as night watch commander. He began his career in public service with the Gwinnett County Sheriff's Dept. Upon graduation of the Police Academy in 2001 he joined the Gwinnett County Police Dept. Uniform Code Division. During this time he performed uniform patrol, field training, code enforcement in high crime areas and worked on neighborhood revitalization in run-down communities. When promoted to corporal he joined the General Crimes Unit, the Burglary Unit and the Auto Theft Units as detective. He was responsible for investigating felony cases, residential and commercial burglaries and auto theft crimes. Hundreds of thousands of dollars in stolen vehicles, including tractor trailers, bulldozers, motorcycles, etc., were recovered as a

result of operations conducted. When promoted to Sergeant, Justin joined the Uniform Division responsible for the Quality of Life Units, sworn and civilian Officers. He then worked directly for the Chief of Police creating new software, boundaries and zone assignments which included a newly developed district. In each division unit Justin provided field training to officers and detectives and has averaged 140 hours per year in training courses.

Something you may not know, Justin is a dog lover! Above and beyond the security provided to The Fairways and The Lake, he has helped many times in finding home for stray, starving and injured animals within our neighborhood.

### **NEIGHBORHOOD SECURITY – OFFICER SPOTLIGHT**



#### **Alison Kelley - Corporal**

After graduating Magna Cum Laude with a major in Criminal Justice, Alison began her career with the Gwinnett County Police department. Beginning in 2007, she joined the Uniform division with concentration on Central Traffic unit, central evening watch road office and LPR

operator. In 2013 she transferred to the Special Investigation section, Her training and experience includes: Operations for cell phone tracking and surveillance, Lead Technical Investigator for Narcotic and Title III case. Alison has completed over 2,400 hours of training and gained certification in the areas of: Remote Pilot license (aka drone pilot through FAA), Cellebrite Certified Physical analyst and logical operator, Field Training Officer, Forensic Computer Examiner, Pharmaceutical Diversion,

Crime Scene Photography, Accident Reconstruction, etc. While she enjoys Special Investigation, she has always loved being on the road as well. In 2018 she moved back to the Uniform Division. She is watching out for all of us during the midnight hours. **Something not many people may know is that at age 10 she began working with her dad in our neighborhood. She has known the streets and homes within our community for a very long time.**

## NEIGHBORHOOD SECURITY – OFFICER SPOTLIGHT



### **Xavier Biggers** **Sergeant – Detective**

I began my police career in 2006 when I graduated from the Gwinnett County Police Dept 66<sup>th</sup> Academy. For the next 2 years, I learned the basics of being a police officer by working in uniform patrol. I transferred to Criminal Investigation Section and furthered my career as a detective in the white collar unit:

investigating financial crimes. Three years later I transferred to the Special Investigation Section, where I continued my investigation experience working with the Narcotics Unit. In 2012 I was promoted to the Police Corporal position and transferred to the Office of Professional Standards: where I worked in the Internal Affairs Unit as an investigator. After 2.5 years I felt it was time for a change and I went back to patrolling the streets of Gwinnett County. One year later I returned to the



CIS and worked in the Special Victims Unit: investigating crimes against children. By 2015 I was promoted to the position of Police Sergeant and transferred back to the uniform patrol unit where I had the pleasure of supervising/training some wonderful officers. 9 months later I was called back to the CIU as a supervisor over the Burglary Unit. My career has been an overall blessing and joy for the past 13 years. **Something you may not know is Xavier does triathlon training and is often in attendance at our annual HOA meeting**

A huge THANK YOU goes out to our officers who protect and serve us all daily!!



## **WASTE PRO TRASH SERVICE UPDATE**

In case you have not been notified yet, Waste Pro is changing our neighborhood trash and recyclable collection day from Thursdays to Fridays. **As of March 29<sup>th</sup> our pick up day will be Friday.** Please make sure you are securing your trash so that it does not blow out and around the neighborhood. Also please keep in mind all trash cans are to stay in your garage or in an enclosed area, out of public sight, other than the night before and the day of trash pickup days.

## **COVENANT CONTROL COMMITTEE VOLUNTEERS**

### **THE FAIRWAYS**

Covering certain areas of Fairway View Court

Tom Oh: email [txo8@case.edu](mailto:txo8@case.edu)

Dan Evans: email [danedive@gmail.com](mailto:danedive@gmail.com)

Ron Hicks: email [ronhicks60@yahoo.com](mailto:ronhicks60@yahoo.com)

Covering Fairway View Lane

Ricardo Debeux: email [ricoatl@hotmail.com](mailto:ricoatl@hotmail.com)

Sun Lee

### **THE LAKE**

Covering certain areas of Creek Ford Drive

Debbie & Garrick Riley email: [rileyphyllis@att.net](mailto:rileyphyllis@att.net)

Clarence Towns email: [clba316@aol.com](mailto:clba316@aol.com)

Melisa Phillips email: [mephillips70@gmail.com](mailto:mephillips70@gmail.com)

Scott Corder

Covering certain areas of Lake Ford Circle

Seema Kumar email: [seemakumar\\_18129@yahoo.com](mailto:seemakumar_18129@yahoo.com)

Depesh Kumar email: [deepseema148@aol.com](mailto:deepseema148@aol.com)

Reina & Chris Arechiga email: [nenasarai36@yahoo.com](mailto:nenasarai36@yahoo.com)

Lisa Siejkowski email: [lisa\\_siejkowski@hotmail.com](mailto:lisa_siejkowski@hotmail.com)

John Siejkowski email: [john\\_siejkowski@hotmail.com](mailto:john_siejkowski@hotmail.com)

Ned & Loren Nunnally email: [NNunnally2@gmail.com](mailto:NNunnally2@gmail.com)

Back up for all: Janelle Clodfelter email: [trilusion@att.net](mailto:trilusion@att.net)

## **SPRING BLOCK PARTY ANNOUNCEMENT**

We are planning a summer Block Party Breakfast Brunch for June but will keep you advised closer to time and date. We encourage everyone to attend and meet and greet your neighbors!

## The Paragon Rezoning Request

The Paragon on Satellite Boulevard currently has this property zoned as commercial. They are proposing a rezoning to allow the building of two condominiums/mixed use buildings. Both buildings are high rise buildings.

Paragon Village will be located next to the existing (new) gas station. And will have approximately 56 units.

And Paragon Station will be located directly across from Hopkins Mill and will have approximately 58 units. The commissioners have recommended approval. If you have any questions or concerns regarding this development please contact someone on the board or our commissioners. As it stands now it seems that this is a better compromise than commercial zoning. It is much more appealing than another strip mall.

Our previous concern about the development of this property was the intersection at Hopkins Mill and Satellite. With the new traffic light, this type of development is probably the best we can hope for in keeping our property values up.



Our neighborhood committees are made up of some of our most outstanding neighbors and we would like to get more people involved. If you are interested in serving on any board or committee, please contact one of the members listed below. If you have never served, we encourage you to do so and help our neighborhood thrive! If you have never thanked a neighbor who has served, please feel free to contact them, it would be appreciated.

**HOA BOARD MEMBERS** – handling all neighborhood issues

Janelle Clodfelter – President – email: [trilusion@att.net](mailto:trilusion@att.net)

Tom Oh- Vice President - email: [txo8@alumni.cwru.edu](mailto:txo8@alumni.cwru.edu)

Richard Brimfield - Secretary - email: [brimfield@bellsouth.net](mailto:brimfield@bellsouth.net)

Lynn Hughes - Treasurer - [hugheslynn88@gmail.com](mailto:hugheslynn88@gmail.com)

**ACC MEMBERS** – handling major exterior changes such as approvals of new siding color, new landscape, etc.

Nathan Clodfelter [clodfeltern@att.net](mailto:clodfeltern@att.net)

Richard Brimfield [richard.brimfield@na.crh.com](mailto:richard.brimfield@na.crh.com)

Matthew Broyles [mbroyles@floramart.com](mailto:mbroyles@floramart.com)

Brandon Ealy [brandondealy@comcast.net](mailto:brandondealy@comcast.net)

**COVENANT CONTROL COMMITTEE** – handling issues such as covenant violations, lawns not maintained, etc.

Garrick Riley 4544 CFD Ph: 770-729-8997

Clarence Towns 4569 CFD Ph: 770-840-9580

Thomas Oh 4715 FVC Ph: 770-242-7634

Do you have stories to share for future newsletters?

Graduating kids, new baby announcements, etc. Send to me at [mbroyles@floramart.com](mailto:mbroyles@floramart.com) with subject HOA NEWS.