



Board of Directors Report

May 30, 2024

The Board of Directors would like to address the topic of fencing, especially on the Berm behind homes on Henslow Field Drive and other areas. Although this Board has not bid out the cost of a fence, the previous Board did some leg work on this, and the cost was around \$80,000.00. That cost does not include maintenance going forward as it will be the HOAs responsibility for the upkeep of any fencing that is installed. Additionally, fencing was not in our approved budget for 2024.

We have considered several scenarios regarding fencing:

- 1) The Enclave is not a walled community and would still be accessible from other property boundaries. Walking around the section of fence would still place a burden on homeowners.
- 2) Were there is a will, there's a way and trespassers might destroy sections of the fence to enter. Once a fence is installed, the HOA must maintain it.
- 3) As per our Covenants, the Board is not obligated to provide additional layers of security for individual homeowners. See below.

7.7. Safety and Security.

Each Owner and occupant of a Unit, and their respective guests and invitees, shall be responsible for their own personal safety and the security of their property in the Properties. The Association may, but shall not be obligated to, maintain or support certain activities within the Properties designed to enhance the level of safety or security which each person provides for himself or herself and his or her property. Neither the Association nor Declarant shall in any way be considered insurers or guarantors of safety or security within The Enclave at Berwick Plantation, nor shall either be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.

The Board of Directors has E-mailed the Willow Lakes Homeowners Association to bring to their attention the alleged trespassing from their community and The Enclave and vice versa. We will keep the homeowners informed of any progress we make with Willow Lakes. The Willow Lakes HOA may be able to identify some of the individuals and the have committed to informing the parents that their children are breaking the law when trespassing on others property. Parents of teenagers in the Enclave should also do the same. A recent post on Next Door is evidence of their willingness to cooperate.

In addition to the action the Board has taken by contacting Willow Lakes Homeowners Association, there are things homeowners can do to prevent trespassing and

secure their homes such as posting “no trespassing signs”, home alarm systems and camera systems as well as applying to the ARC to install a personal fence.

Additionally, the gate attendants do an excellent job yet, like any human, they are not infallible. Eliminating the gate attendants is off the table for at least two and a half years because their contract was renewed for three years in October 2023. They provide many services to the homeowners and the Board.

Homeowners are reminded that individuals above the age of twelve (12) years old are not permitted to ride Bicycles on Sidewalks as per Georgia law. You can review GA Law 40-6-144 for more information.

The Financials for April have not been released yet. The Board wants the financials to mirror the Budget format and management is working to achieve this. We appreciate your patience during this transition period.

The Beautification committee will begin a yard of the month and will acknowledge one yard per month from June -October, this year. A sign will be posted on the lawn and the winner will also receive a gift certificate.

A message from the ARC. When an application is received, it is reviewed to make sure it is complete by Schrieber LLC. Once it is verified as a complete application, the resident committee members discuss and vote upon the project. Sometimes this requires conversations with the homeowner to receive clarification on the project. Once the committee feels no further clarification is needed, they vote on the project and a formal letter of approval or denial is issued. The goal of the committee is to approve projects so that homeowners have the property of their dreams while maintaining the CCRs & guidelines of The Enclave. This process may take 30 days from the receipt of a **complete** application. Questions relating to this should be sent to enclaveARC@outlook.com.

Finally, if you have not paid your April dues, your Key Fob and some RFIDs to amenities has been turned off until your account becomes fully current in accordance with our collection policy. You can make a payment by contacting Mark Schreiber at Schreibermanagement@gmail.com.

There is also a link on our website, www.enclavehoa.co to make credit card payments. If you filled out an ACH form, you must fill out a new form, required by our bank, Queensboro Bank.

We are working every day to make the Enclave a great place to live!

In Solidarity,

The Enclave Board of Directors