September 28, 2026

Hi All,

I apologize for the long delay in getting a newsletter out. We are quickly approaching the season, and it is hard to believe the holidays are right around the corner so I will jump right in with this update.

Compliance

Our new CAM has been working hard on compliance, and I want to thank the owners who have been gracious and responsive in correcting violations.

As a reminder, we are an HOA, and we have rules and standards that all owners agreed to when purchasing their homes in our community. In the past, compliance may not have been a priority, and unfortunately, many items fell through the cracks. That is no longer the case. We are working hard to bring the community back into compliance and address issues that have accumulated over the years.

Many homes have not been painted in years, and some yards require significant attention. These are items that need to be addressed. No one is being singled out. The entire community is being reviewed consistently.

Please remember that our CAM is doing her job when she sends a violation notice. We ask everyone to communicate respectfully and work with her to resolve issues.

We also ask residents to be mindful of what is posted publicly on sites such as Nextdoor. Frustrations are understandable, but inaccurate or inflammatory statements about our community can create unnecessary conflict and can negatively affect the community, including homeowners who may eventually be selling their homes. If you have a concern, please address it through the appropriate HOA channels so that it can be investigated and resolved.

2027 Budget

We are approaching budget season and are currently reviewing bids from various vendors as we determine which services and vendors will be used for the upcoming year.

The budget meeting is expected to take place sometime in November. I will provide the date and additional information as soon as it is available.

There are many moving parts involved in running our community, and after four years, I am still discovering things that need attention. I plan to put together a guide for future Board members and Presidents so that they have a better understanding of the responsibilities and ongoing needs of the community. Some things may appear simple from the outside, but once you are involved, you quickly realize how much goes into managing the community.

2025 Audit

Our audit and tax returns have been completed and are on our website. It took extra time this year due to the change in management situation during 2025. Just a reminder that all financial information is also on our website.

Open Space Areas

We are continuing to maintain the open-space areas throughout our community. Over the years, some areas were allowed to become severely overgrown, including areas containing dead trees and invasive exotic vegetation.

We began the cleanup process last October and will continue addressing these areas as needed. Overgrown and dead trees can create significant fire hazards, so maintaining these areas is important for the safety and appearance of the community.

We appreciate the residents who have been supportive of this work. BLMA is responsible for maintaining the common areas and will make decisions based on the needs of those areas and the community.

Devonshire Border Clusia Hedge

We finally were able to get the county to trim the hedge, and it looks manicured and very nice now

Our Lakes

Henley Lake showed significant improvement following the treatment for blue-green algae that was used last year. Unfortunately, the treatment was expensive and while the water clarity improved, it did not remain as clear as it was immediately following treatment.

The aerator at Henley Lake has been repaired and will have to be eased into running 24/7 or the extra oxygen will kill the fish. If you notice it is running and then goes off, that is supposed to happen for now. Although the aerator did not appear to significantly improve water clarity in the past, we will give it another opportunity and see whether it can help in combination with other treatments. Regardless, proper aeration is beneficial to the overallhealth of the lake.

It is important to understand that the various treatments and remedies available for lake clarity are expensive and are not guaranteed to produce permanent results. Aerators are primarily used to introduce oxygen into the water, particularly in situations involving fish kills. Henley Lake has not experienced that problem; our primary concern is water clarity.

Henley Lake is the first detention pond that Berkshire Commons drains into. The lakes are interconnected and eventually discharge into the canal.

We have consulted with professionals regarding the water clarity issue, and some have indicated that the composition of the soil at the bottom of the pond, along with algae and other environmental factors, may be contributing to the problem.

After speaking with Lake Management about the Chara in our other lakes and being told that it can be beneficial for water clarity, I have asked our Lakes Management team to try transplanting some of the Chara from our other lakes into Henley Lake.

Chara can help improve water clarity, and this seems like a simple, cost-effective approach worth trying. Given that we already have Chara established in all our other lakes and the water is clear, I believe it is worth giving this a shot to see whether it can help improve the clarity of Henley Lake.

The littorals will be replaced in areas where they have died by mid-October. Residents who live along the lakes are responsible for maintaining their grass up to the littorals or riprap. Grass should not be allowed to grow into these areas. Please also remember that weed killer must not be used within 10 feet of the lakes.

Headwalls

The area above some of the head walls are sinking and we will be looking into that issue. The drainage pipe runs under that ground and natural settling will happen over time. Every now and then we must bring fill dirt in to replace any that has washed out in those areas. If you live by a headwall and are aware that you have this issue, please call the office so we can have it inspected.

Lake Irrigation Pumps

We have three pumps located in three of our lakes that pump water for irrigation of our landscaping. Two of these pumps have failed, and the third is nearing the end of its useful life.

These pumps are expensive and are essential to the community's irrigation system, so they need to be maintained properly. Historically, they were not placed on a routine service schedule. We have now addressed that issue and established a regular maintenance schedule.

This is another example of the many behind-the-scenes responsibilities involved in maintaining the community.

Fountains

We have an issue with the fountains every time we have a storm. I have asked an electrician to add surge protectors to each of the fountain's electric boxes to prevent this from happening. Fountains are supposed run 7 am to 11 pm.

Flags

All our flagpoles have been restrung, and we have new flags flying throughout the community.

Clubhouse

Our pool bathrooms have been painted and our PA system in the clubhouse now works, now when we have meetings, everyone should be able to hear. We must add insulation to the attic to keep our electric bills down and that is planned for 2027.

Tennis and Pickleball Courts

I am disappointed that we continue to have issues with access and care of the courts.

Please do not open the locked gates to allow other people into the court area. We have a FOB access system for a reason. It allows us to identify who is using the courts in the event of damage, an injury, or another incident.

We recently had an incident involving a younger couple who were allowed into the courts by someone else. While playing pickleball, one of the players fell over the net and broke it. The incident was not reported, and the individuals left without taking responsibility for the damage. As a result, the community is now responsible for the cost of repairing the net.

We are also receiving reports that the pickleball nets are not being properly stored. When the courts are not in use, the nets need to be returned to their designated position and secured to the fence.

Please remember:

1.
    - The bike lock should go through the frame of the net and attach it to the fence—not through the net itself.
    - The nets should be secured so they cannot be stolen.
    - Coasters should be placed under the wheels to prevent damage to the court surface.
    - Do not allow anyone into the courts who does not have their own FOB.

We have had 4 signs made and installed them above the pickleball nets explaining how to properly care for the nets. Please follow all instructions.

Going forward, we will impose fines and suspend court privileges for individuals who allow unauthorized people into the courts. If you do not have your FOB with you, please go home and retrieve it rather than asking someone else to let you in.

It is extremely important that we can identify everyone using our facilities.

Pool

We are also having continuing issues with people entering the pool area after hours. Teenagers have been entering the pool area at night after the facility is closed.

This creates a liability issue for the community. In response, we will be fining the parents of any teenager found in the pool area after 7:00 p.m. and suspending pool privileges in accordance with our governing documents and applicable procedures.

Please speak with your children and make sure they understand the pool hours and the importance of following the rules.

E-Bikes & Motorcycles

I continue to get complaints regarding these vehicles being driven recklessly on our walking path and throughout our parking lots and streets. E-Bikes and motorcycles are not allowed on our walking path.

Perimeter Project

The Radio Road section of the perimeter project has been completed. Next up is repairing the damage to the wall along Radio Road. This should be happening this year, so if you see men working in your yards, they are repairing the wall. We will try to let you know when they will be here, but sometimes workers do come out without giving us notice, so we can't notify you if we are not told. Please be flexible so we can get the work done.

Santa Barbara section is scheduled to begin in January.

Many of the properties along Santa Barbara have trees, shrubs, or hedges growing directly against the wall or over the wall. This makes it difficult to properly inspect the wall and determine whether repairs are needed. Please trim back any vegetation growing against or over the perimeter wall and remove all exotics/invasive vegetation in your yards.

This work is important so BLMA can properly assess the condition of the wall and complete any necessary repairs.

I-75 Perimeter

We have reached out to Dept of transportation to have them come out to take care of the trees in that area. They are responsible for that. Still waiting to hear back.

E-Vote & E-Communication

Please sign up to E-Vote & for E-Communications if you have not done so yet. It is the most efficient way to vote and receive communications from our community. Electronic communications and voting saves our community thousands of dollars. We currently have over 1300 of the 1669 owners signed up so we are doing great with this. If you are in the 200 to 300 owners that have not signed up, please do so. I will be having Get Quorum send an email invite out soon. It's easy to do. Just respond to the email to sign up. If you have any questions, check with the office. They can help you sign up. We can only use one email per family.

Community Email Blasts

Finally, I want to clarify how community email blasts are handled.

I do not personally send the email blasts. I provide the office staff with the information I have prepared, and they distribute it to the community.

There have also been occasions when Newell has sent email blasts containing information that was not reviewed by the Board and, unfortunately, some of that information was incorrect.

We ask everyone to please have patience when these situations occur. Our office staff has many responsibilities, and mistakes can happen.

We also ask that residents communicate respectfully when they have concerns. Nasty or hostile emails are not necessary and do not help resolve problems.

Thank you to everyone who continues to contribute to making our community a better place. There is a great deal that goes on behind the scenes to maintain our common areas, amenities, infrastructure, and overall community, and we appreciate everyone's cooperation as we continue working through these items.

Thank you,

Nancy J. Perry

President