



# THE ENCLAVE

AT LAKE JAMES

Hello owners of The Enclave at Lake James,

At its Tuesday, October 11 monthly board meeting the Board of Directors (BOD) of The Enclave's Home Owners Association (HOA) took several actions that will impact building projects currently in progress in our community and will also change how property owners approach submitting plans for building any residences, accessory utility buildings, accessory residences, fences or gates in the neighborhood. This email from your management services at Empire South Realty (ESR) serves as official notice of these changes that take place immediately.

## **New board member**

With one board member selling their home and moving to another state, the BOD voted unanimously to offer the vacant position to another current property owner who expressed interest in serving out the remaining term through our January 2023 annual meeting. The candidate has been notified of the offer to fill out the term and the BOD is awaiting a reply. Filling that position will return the BOD to its full allotment of seven members, each of whom are current property owners.

## **Dissolution of the Architectural Review Committee**

The BOD has received a number of concerns in the past year about the slow process of submitting proposed building projects to the Architectural Review Board (ARB, managed by Empire), then to the Architectural Review Committee (ARC, established by a unanimous vote of the BOD a year ago as outlined in the HOA Covenants). The ARB is comprised of one architectural consultant retained by ESR. The ARC was comprised of two volunteer members who are property owners and the BOD-appointed/BOD-member Jason Pisaro to serve as its member/liaison to the ARC, as outlined in the Covenants.

At its Tuesday meeting, Jason reported on frustrations with the ARC and announced he would like to resign his position at the end of his term in January. After discussion, BOD President Chris Schroder called for a vote on whether to dissolve the ARC effective immediately and the BOD voted unanimously to do so. The BOD would like to thank the volunteer members and Jason for their service to the ARC. The BOD believes dissolving the ARC and routing all building proposals directly through the ARB to the BOD will result in future reviews and responses to all property owners' submissions being handled more responsively and efficiently. Previously, with the ARC in existence, the BOD was only given the opportunity to veto ARC-approved projects, but the BOD wasn't charged with the need to approve them as a matter of record. The BOD believes the community will be much happier with the new streamlined process, which gives the BOD more direct and robust management of how the community operates.

As a reminder, property owners were recently notified of a new improved owners FrontSteps portal managed by ESR. [Please sign in here to begin](#) your communication process and access community records and documents.

## **Amendment to the ARC's Checklist governing gates and fences**

During its tenure, the ARC had instituted a six-point Checklist (see attached document) that it presented to all property owners who wished to submit building proposals. The BOD on Tuesday agreed to take over all ARC duties, to accept the ARC Checklist going forward and to add one amendment to it. This seventh point, which was approved unanimously by the board and is included in the attached Checklist, sets a standard for any gates and fences that property owners wish to erect on their driveways or streetscapes to protect their properties from trespassing or theft. The BOD was concerned with the recent construction of several gates and fences that could be seen from community roads inside The Enclave that had not been submitted to the ARC, ARB or BOD for approval and which the BOD felt were not in keeping with the style or beauty of The Enclave and were posing a threat to "the preservation of the desirability, value and attractiveness" of The Enclave with which the BOD is legally charged in the Covenants. In fact, the BOD felt that these recent unapproved constructions were threatening other property owners' asset values. As such, the BOD has implemented a new requirement that any gate or fence which can be seen from community roads must be designed in such a way as to parallel or adhere to the beautiful front gates that were constructed by our original developer to protect our neighborhood at its entrance. Any gates or fences not in keeping with our front gate

design will most likely be rejected by the ARB and the BOD and, if constructed, will be forced to be removed, subject to a daily \$100 fine as allowed in the Covenants.

As an aside, the BOD is investigating the installation of enhanced video security measures at the front gate that will record all license plates of anyone driving into The Enclave.

#### **Inspection and enforcement of current projects under way in The Enclave**

As reported in the [September 22 issue of The Enclave 100](#) newsletter sent to all property owners, the ARC conducted properly notified inspections on Sept. 6 of six properties with currently approved construction under way. BOD President Schroder and Vice President Charlie Owens monitored and accompanied the ARC on its inspections. The group made recommendations to the property owners who were in violation of the plans they submitted and ESR has sent letters and emails to property owners on behalf of the BOD. The BOD is in discussions with property owners on resolution.

#### **Conclusion**

The BOD would like all HOA members to know that it is serious about meeting its charge of ensuring and protecting "the preservation of the desirability, value and attractiveness" of The Enclave in order to ensure that our property owners' investments are protected and that we eliminate anything that threatens the increasing property values that a properly maintained community is currently and will continue provide to our members. We thank you for your trust and patience as we engage in a more muscular enforcement of our Covenants and standards.

Best regards,  
Chris