

LAKE FOREST HOMEOWNERS ASSOCIATION

8/4/04

To: Residents of Lake Forest Community
From: Board of Directors - Lake Forest Homeowners Association
Date: August 5, 2004

Subject: Community Swimming Pool – Request for Your Help

Lake Forest has a beautiful swimming pool. It is there for the enjoyment of our residents. To that end, Rules and Regulations have been established and posted so everyone continues to enjoy the pool and related facilities.

It has come to the Board's attention that some of the residents, or their children, or their guests (and perhaps even some uninvited guests) are not following the Rules and/or not respecting the rights of others. Specifically, the following violations and activities have been observed and reported:

- No adult supervision of children under 14. (Rule: No children under 14 unless accompanied by an adult. Only residents, family members and no more than 4 guests per household are allowed, but the resident must be present.)
- Graffiti placed in restroom walls.
- Inappropriate behavior in the pool area and improper conduct of youths in restrooms, at poolside and in the pool.
- Use of skates, skateboards, and bicycles inside the pool area.
- Pool furniture scattered about and thrown into the pool.
- Beer cans and trash littering both the pool area and surrounding bushes outside the fence. Cigarette butts littering the pool deck. (Rule: No smoking in the pool area.)
- Community property damaged. The ladies restroom toilet was clogged because someone broke off the handle.

Accordingly, the Board is taking the following action:

- Sending this direct notice to each resident, posting the notice at the pool and on the Website along with a copy of the Pool Rules & Regulations, which are also posted at the pool.
- Requesting any resident who observes a violation to immediately call Alliance Management (512-310-1300?? – 24 hour Hot Line number) and report that violation. We also would appreciate a written note and/or email to document the violation.
- Expanding immediately our security service to patrol day and night inside the pool area.
- Installing video cameras within the next week to provide 24 hour surveillance of the community center and pool area. Notice signs will be posted.
- The offending resident will be formally notified about any reported violation and appropriate action will be taken by the Board after review of the facts. This can include assessing fines and/or denying access to repeat violators.
- If illegal activity is observed, the police will be called.
- Alliance Management has been requested to have their maintenance person visit the pool every day while it remains open. Please help reduce your cost by keeping the pool area clean.

If the above actions do not fix or stop the problems, then the Board will consider the following additional actions:

- Hiring a full time pool monitor and after hours patrol service.
- Installing a Magnetic Card Reading system at the entrance gate.
- Making a Special Dues Assessment for each resident to cover these additional costs that are required because of the actions of a few.

Your Board is determined to keep the pool area safe and enjoyable for everyone. At the same time, we want to minimize your Association's clean-up and supervision cost because of other people's actions or inactions.

Thank you for your help and support.

The Board of Directors
Lake Forest Homeowners Association