

Hello fellow neighbor,

My name is Harry Hersey and I am the current President of your Property Owners Association. This letter is being sent to all residents in an attempt to more clearly shed light onto the concerns which many residents have raised after receiving the notices taped to their doors and an emailed newsletter last week from a concerned resident. What the Board would like to do is present everyone with a few more details and some additional facts to help everyone get a more clear perspective and prevent the feeling that the security sky is falling. There is absolutely no reason to feel that the security on Embassy Drive is lax or sub-standard.

The fact is the Board is extremely concerned with any crime in our community. We are equally as frustrated as any fellow residents that this has happened. However we do feel the situation needs to be presented with more accuracy and explanation. Most residents received correspondence from one of our concerned residents taped to their doors about the "out of control" crime on Embassy Drive. In our opinion this is very misleading. Here are the facts that I believe you should know: The sheet you received had 22 incidents listed on it. Of the 22 incidents, 9 were duplicate incidents so there were actually 13 individual incidents. Of the 13 incidents, one was a resident whose son took their car without permission, one was a resident who had a party and one of their guests stole from them, one was a resident who had a business associate not return their property, one was a kid who was in drug rehab and had their 22" car rims stolen and two were vehicles that were stolen from our resident's driveways. By the way, the Police reports for both of those incidents have statements from residents stating that they left a set of keys in their unlocked vehicles. The remainder of the incidents for the year are: 9 cars that were ALL left unlocked and someone opened the door, rummaged through them and stole miscellaneous items; leaving a mess in the vehicles in the middle of the night.

The purpose of this letter is not to insinuate there is no room for improvement. It is quite the opposite. Given the terrible state of the economy, crime in our county and state is rising at a serious rate. We have recently made changes and massive improvements in our security. However, we do not live in a military "green zone" and we should not expect our security force to be responsible for all untoward events in our community. Each of us must be responsible for things within our own control. A few years ago, I left my car unlocked one night and I woke to find many items had been stolen. (This has also happened to at least two other current Board members during the last 4 years.) Since then, we have been vigilant to keep our car and house doors locked. I do not believe that any reasonable level of security is ever going to eliminate 100% of the crime in our community. BUT, if everyone had locked their cars and we had not had the incidents involving our own resident's guests, of the 22 incidents on this list, only one would exist! This is not to say these crimes are the fault of any of our residents. They are clearly the fault of the thieves. This letter is intended to point out that all of us must be a little more careful and aware by proactively securing our homes and automobiles. Please understand we are realists. We realize other crimes have happened. As a matter of fact, some are not reported on this list. For instance, the Smith's had a bicycle stolen from their garage a few months back.

The main point of this letter is to say that if we all look out for one another and are more proactive we will all be much better off. The Board does agree with the value in having concerned residents get

involved with an organized neighborhood watch program. However the Board does not agree with the circulated proposal regarding the need or value in spending community funds to install iron gates at our entrances. The expense of these gates can range from \$20,000 to \$30,000. Along with this proposal I was told that "perception is reality" when explaining why we needed the gates. In my opinion, "facts are reality". It is wrong to sensationalize the events that I described. Please understand that the Board is here to serve the community. If enough residents feel spending the money on new gates is worthwhile we will undoubtedly follow the wishes of the community. However at first glance, the expense of the gates does not appear to be justified by their benefits.

We are all very frustrated that thieves/vandals entered our neighborhood in the middle of the night and stole personal property from our cars and driveways. At a cost of \$0.00 to the community, I suggest we all lock our homes and cars and we will accomplish considerably more than could be by installing iron gates. Please close your garages, lock all of your doors and cars. We have about three perimeter miles around our community. We will never be able to secure the community completely.

In addition to locking your personal property, one thing we believe would be a benefit to all of us would be to install motion activated flood lights around the corners of your home. One hint is to point them so the trees blowing in the wind don't set them off all night long. You will be surprised by the immediate crime deterrent which is created. Not only will it help secure your personal property, it just may help your neighbor. Think about this: if the guard is driving down the road at night and all of a sudden they notice a stretch of homes with their motion sensor lights lit up, when they are normally off, it will probably alert them to the fact that they need to be ready to call the police. How less attractive will our community be to "criminals of convenience" if all of a sudden lights turn on every time they walk onto our properties?!!!

We have recently increased security at the entrance gates. We are requiring photo identification of all non-resident drivers and walkers entering the community. At present we are reviewing options to fortify gates, fences and improve lighting at the perimeter of Embassy Drive. We are looking into additional cost effective steps that can be taken to improve our security. \$20,000 gates which will require an additional assessment of quarterly dues at a time when many residents are finding it painful to pay our current dues does not seem to make sense to me.

Again, we will never eliminate all of the crime. However knowing in advance that crime rates are going up all around us, it is our responsibility as homeowners to do what we can on an individual basis to avoid being easy targets.

**We would very much like to make all of our residents aware of situations immediately when they arise and the most economical and expedient method is via email. If we do not have your email or you are not sure, please send an email to our Property Manager, Allen Hunter at [Allen@bristolmanagement.com](mailto:Allen@bristolmanagement.com). We will add you to our community distribution list which will only be used for PEPOA issues.**

Thank you for taking the time to read this very long letter that I am sure you have realized was written out of frustration and concern for our community as a whole. We have a great community and together I believe we will continue to improve it moving forward.

For your information here are the Presidential Estates Security Procedures:

IN AN EMERGENCY

1. CALL THE POLICE DIAL 911
2. CALL YOUR SECURITY GATE TO INFORM THEM South Gate 640-7372, North Gate 640-3640

NON EMERGENCY

1. CALL THE SECURITY GATE
2. CALL THE PEPOA PROPERTY MANAGER, ALLEN HUNTER, 561 575-3551
3. TO SPEAK WITH THE HEAD OF OUR SECURITY COMMITTEE, STEVIE WEINBERGER, WITH A CONCERN, LEAVE YOUR NUMBER WITH AN ON DUTY GUARD AND STEVIE WILL RETURN YOUR CALL.

OUR SECURITY COMPANY IS: ELITE SECURITY COMPANY.

SANDRA TORO IS OUR SITE SUPERVISOR.

DEBBIE MESSLER IS OUR LIEUTENANT.

MARISOL ENRIQUEZ IS OUR SENIOR OFFICER.

The overhead flashing lights on the security rover will no longer be on 100% of the time. The flashing lights will be alternately used throughout the night as a deterrent. The Spot light will also be alternated and used multiple times throughout the night.

Remember – the rover is only on duty from 5 PM until 5 AM.

Best regards,

Harry W. Hersey III

P.S. A few residents told me and other board members that they took offense to the fact Allen Hunter included a note along with the security notification letter. One said to me that they couldn't believe that such communication (asking them to remember to pressure clean, put their trash cans out of site... ) would be included with the security letter and they took it as an insult. They then told me that "they

guess they shouldn't expect any more from an hourly employee". Well, I guess I should fess up. I personally asked Allen to include the letter so that we could avoid an additional mailing and avoid wasting any of our community funds. So if it offended you, I apologize. But then again, what can you expect from someone getting paid such an outlandish fee for serving on the PEPOA board?