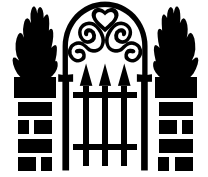


NorthFork Advisor



April 2008

Entrance Area Landscaping – We are pleased to report that Parker Landscaping has completed the first phase of the new entrance landscaping on the east and west side areas. The board is very happy with the outcome and feels it is a vast improvement over the former plant materials.

Curb appeal is the name of the game in real estate and the appeal of our entrance area is the “invitation” we need to attract potential buyers into our community.

We hope that more homeowners will address their “curb appeal” as well to ensure that the NorthFork POA retains its aesthetic appeal.

Gate Damage – Within the past 15 days, we have experienced damage to both the East and West side gates. The cost of these repairs is significant and comes out of everyone’s pocket.

If a vehicle is seen damaging the NorthFork gates, the license plate should be recorded and given to Bristol Management. They can track the owner of the vehicle and report them to the authorities. Damage to private property is illegal and carries a monetary penalty to the guilty party(s).

The board is in the process of investigating alternative methods of tracking the person(s) responsible for the damage to the gates; however, these “methods” come with a price tag that will be divided among the owners of the NorthFork community. We need the cooperation of the entire community in apprehending those responsible for this vandalism. Again, if you see anyone

damaging the association property, report it to the Police and Bristol Management.

West Side Tennis Court Restoration – The remaining tennis court on the west side will be resurfaced during the first week of May. We urge all west side residents to take advantage of these amenities.

Mediation Process – As some of you may be aware, the POA recently went through a mediation process with a resident of North Fork. This legal process was necessary, as the owner failed to bring their property into compliance according to the rules and regulations of the community. This is a costly process for both parties, but in particular to a homeowner, since they must pay their share of the mediator (\$200+ an hour), as well as the cost expended as a member of the POA.

The board will use mediation only as a last resort; however, it will be used in instances where an owner continues to be in violation of the covenants of the POA. If mediation fails, the board has the option of pursuing litigation. Note: In litigation, the prevailing party may also have their legal fees paid by the opposing party!

Telephone Directory on Line – We are in the process of transferring our owner directory to a paperless format on our web page. **Owner Information Update forms are attached to this newsletter. Please complete these forms and return to Bristol Management, Attn: Carolynne Casale no later than April 30th.** In an effort to make paperless communication a reality, we are encouraging

the use of email notifications within the Association. Please provide one email address per family that can be used by the Board for communications of association news, updates and financial information.

Note: To ensure the privacy of our residents, this telephone directory will be password protected for use only by the property owners of the NorthFork POA. No outside vendors or contractors will have access to this information through the NorthFork web page.

ADT Security:

For those residents who subscribe to ADT Security for their home security systems, please be advised that their contact number for system checks and information has been changed to: **(888) 238-7344**.

The NorthFork POA offers a discounted rate for security services through ADT Security Services at a cost of **\$52.77 per quarter**.

For **enrollment** or **termination** of ADT service contracts, please contact:
Teresa McCord at
(877) 862-0697 Ext. 5175