

Dear Monterra of Fate Owners Association Residents,

We hope this letter finds you well. As your HOA Board of Directors, we want to thank you for being an active and engaged part of our community. We're reaching out to address an important issue that has come to our attention: security concerns and regular rule violations at our shared amenities, particularly the sports court and pool area.

Over the past few weeks, we have received multiple reports of conflict between Monterra owners and non-Monterra owners, including unauthorized usage and inappropriate behavior in these areas. These incidents not only violate community rules but also raise safety concerns for residents and guests using the facilities responsibly.

To ensure a safe and enjoyable environment for everyone, we would like to bring the following to your attention:

- **Access Control:** Please ensure that access gates always remain closed. Each user should be required to use their own fob or code for facility entry. It is extremely important that this process is adhered to by all owners and the sports court code is not shared with non-owners of Monterra.
- **Rule Enforcement:** Violations of posted facility rules may result in suspension of amenity privileges. These rules are in place to protect everyone's safety and the integrity of our shared spaces. Unattended children at the sports court and the pool have been an issue, as they often do not seem to understand or respect the rules. Parent involvement here is critical.
- **Increased Signage:** Updated signage is being fabricated for both the pool and the sports court, to include NO TRESPASSING signs at both locations. These areas are private property of the association and any non-owner's access outside the rules of the facilities is criminal action and should be mitigated by local law enforcement.

We ask all residents to help us maintain a secure and respectful environment by:

- **Reporting suspicious activity** immediately to Fate Police Department (911) and notifying the HOA at 214-705-1615 during business hours or 972-382-6509 after business hours.
- **Not sharing access credentials** (e.g., key fobs, entry codes) with non-residents.
- **Supervising children and guests** when using the facilities.

Our amenities are a cornerstone of the community, and we want everyone to feel safe and welcome when using them. Your cooperation and vigilance are greatly appreciated.

Additionally, the Declarant Board would like to share that we have appointed a Monterra homeowner to the Board effective immediately. Lance Megyesi will be joining us to help facilitate better communication and more transparency between the Board and owners. If you have suggestions, concerns, or would like to be more involved in community safety initiatives, we encourage you to attend our next HOA meeting or contact your manager, Ivori Moore.

Thank you for your continued support in keeping Monterra a safe and enjoyable place to live.

Sincerely,
Melissa Zubik
President of the Board of Directors
Monterra of Fate Owners Association, Inc.