

The Shores at Berkshire Lakes MHOA

September 2026 Community Newsletter

Dear Residents,

As we start to welcome our seasonal residents back to **The Shores at Berkshire Lakes**, and welcome our newest residents to the community, the Board would like to take this opportunity to share several important updates.

We are pleased to welcome everyone home for another wonderful season at The Shores. Whether you are a full-time resident, returning for the winter, or new to our community, we encourage you to familiarize yourself with our community resources, amenities, gate-access procedures, and upcoming activities on our website: <https://theshoresatnaples.com/>

IMPORTANT: MyQ Community App & Gate Access

With many residents returning for the Winter Season, **now is the perfect time to make sure your MyQ Community App is working and that your gate access information is up to date.**

The MyQ system is an important part of our community's gate-access and security procedures. Residents should make sure they have access to the **Community by MyQ App** and understand how to use it to open the appropriate entry gates.

The community's MyQ instructions explain how residents can use the app and create personalized access codes for guests and vendors.

Need Help?

If you need assistance with MyQ, guest/vendor codes, or gate access, please review the community's **MyQ Gate Code Instructions**:

[MyQ Gate Code Instructions](https://theshoresatnaples.com/forms/GATE_CODE_INSTRUCTIONS_1-12-2026.pdf?utm_source=chatgpt.com)

https://theshoresatnaples.com/forms/GATE_CODE_INSTRUCTIONS_1-12-2026.pdf?utm_source=chatgpt.com

Additional gate-access forms and the **Santa Barbara Gate MyQ Community App** information are available on the community website:

[The Shores Forms & Applications](https://theshoresatnaples.com/forms1.htm?utm_source=chatgpt.com)

https://theshoresatnaples.com/forms1.htm?utm_source=chatgpt.com

MyQ Security Update — Two-Factor Authentication

MyQ Community has advised that **two-factor authentication (2FA)** will begin rolling out to MyQ Community users starting **September 26, 2026**, as part of its ongoing efforts to strengthen account security.

A formal communication with additional details, including information about how to opt in, is expected to be sent to users in September.

Residents should watch for this communication and follow the instructions provided by myQ Community.

A Note to New Residents

A special welcome to everyone who has recently joined **The Shores at Berkshire Lakes**!

We encourage new residents to become familiar with the community website, homeowner forms, amenities, gate-access procedures, and community guidelines.

The website includes important information for homeowners, including:

- Gate access and vehicle barcode/RFID information
- MyQ Community App information
- Homeowner responsibilities
- Architectural and landscape forms
- Social event information
- Community documents and notices
- Management and Board information

Please take a few minutes to review these resources so that you can make the most of your new home and community.

[Visit The Shores at Berkshire Lakes Website](https://theshoresatnaples.com/forms/WELCOME%20PACKET_1-3-26.pdf)

https://theshoresatnaples.com/forms/WELCOME%20PACKET_1-3-26.pdf

Vendor Information:

https://theshoresatnaples.com/Documents/2026/QUICK_REFERENCE_INFORMATION_VENDORS_4-20-26.pdf

Architectural Control Committee (ACC)

The Board and Architectural Control Committee (ACC) continue to work toward streamlining the **Modification Request (MR)** process while ensuring that applications are reviewed appropriately and efficiently.

Residents can find the necessary forms and guidelines on the community website:

- [Architectural & Landscape Forms](#)
- [Complete ACC Guidelines](#)
- [Modification Request Form — April 2026](#)
- [Paint Choice Form](#)
- [Tree Removal Policy and Application Form](#)

The August 27, 2026 deadline for the current MR cycle has passed. Residents planning future exterior modifications should consult the current ACC guidelines and submit requests according to the applicable schedule.

Upcoming ACC Meeting

September 3, 2026 at 7:00 PM — Zoom only

Final Board Approval

September 9, 2026 at 6:00 PM

ACC Modification Request (MR) Submittal

September 25, 2026 All MRs must be fully completed with all required information to MAY Management.

ACC Meeting

October ?, 2026 at 7:00 PM — Zoom only

Final Board Approval

October 14, 2026 at 6:00 PM

How to Join MHOA Board Meetings Using Microsoft Teams A Simple Guide for MHOA Residents

We understand that some residents are more familiar and comfortable with Zoom. However, our management company, **MAY Management**, has advised the MHOA Board to use **Microsoft Teams** for our board meetings.

The good news is that **you do not need to be a Microsoft Teams expert, and you do not need a Microsoft Teams account to join a meeting in most cases.** You can join from a computer, tablet, or smartphone by simply clicking the meeting link provided with the meeting notice.

We have prepared the instructions to make joining as easy as possible. Please see attached document that we will have posted on website <https://theshoresatnaples.com/forms1.htm> "How to Join MHOA Board Meetings Using Microsoft Teams"

Social Committee

The Board is working with the Social Committee to establish two subcommittees:

Party Committee

Focused on community parties and social events.

Activities Committee

Focused on ongoing activities and resident programs.

Barbara Oswalt, who organizes the ballroom exercise classes, and Angela Wilson, who assists with Water Aerobics, have agreed to participate on the Activities Committee.

The Board is also working with Nance Taylor, Sheila Degan, and Linda Posnan to update the Social Committee Guidelines, expand the party calendar, and plan for the future of the committee.

Additional information will be shared with residents as plans develop.

2026–2027 Social Calendar

We are excited to welcome our seasonal residents back and look forward to another great year of activities and events at The Shores!

Monthly

Movie Night

2nd & 4th Sunday of every month

October

October Fest Dinner/Dance

October 24, 2027

November

Thanksgiving Dinner

November 26, 2026

December

Christmas Trivia Party

December 12, 2026

January

New Year's Day Brunch

Night at the Races

January 29, 2027

February

Bocce Ball Tournament

February 1, 2027

Dinner/Dance

February 20, 2027

March

Fashion Show

March 11, 2027

Easter Dinner

March 28, 2027

April

It's a Wrap Dinner/Dance

April 10, 2027

Please watch for additional information regarding event times, registration, tickets, and locations as each event approaches.

For questions or additional information regarding Social Committee activities, please contact:

socialcommittee@shoreshaoa.com

We look forward to seeing everyone and enjoying another wonderful season together!

Lake & Fountain Update

On August 17, Advanced Aquatics was on site for scheduled maintenance of the aerators and fountains. During the visit, increased algae was observed, including an issue at the south fountain between Lourdes and Meldin, where algae was clogging the fountain.

The matter was immediately brought to the attention of Advanced Aquatics, whose technician was on site at the time as MAY Management had put them on notice.

MAY Management, the Board and our service providers continue to address these issues to help keep our lakes and fountains clean, clear, and attractive.

We have received an update on August 24th from AquaMaster regarding the evaluation and/or repair of the **center fountain, which remains under warranty**. We were advised that the turnaround time would be approximately three weeks so hopefully center fountain will be up and running by the end of September.

Pool Heaters

Pinch A Penny installed new **Gulfstream HE-150 heat pumps for units #1, #2, #3, and #4**, along with a new temperature sensor for heat pump #5.

The pool was not closed during the installation because the existing system allows the heaters to be bypassed while work was being performed.

The Board will continue to monitor the pool-heating system and provide residents with updates as needed.

Electrical Improvements

Several electrical improvements have recently been completed at the clubhouse.

Pure Electric installed **six new dedicated outlets**:

- Four in the kitchen
- Two in the ballroom

Each outlet has been numbered for easy identification at the circuit breaker panel.

Timers for the community's outdoor lighting are also on order.

The Board will continue to make improvements as needed to safely maintain and enhance the community's electrical system.

Board Vacancy

The Board is seeking **volunteers to fill the open Board position** created by Nelly Mercado's departure.

Residents interested in volunteering should contact our manager:

William Behrens
MAY Management
wbehrens@maymgt.com

We encourage residents who are interested in becoming more involved in the community to consider volunteering.

Mailbox Project

The Board continues to evaluate options for the community mailboxes.

Estimates received to date have varied significantly, and the Board is carefully reviewing the available information.

A more detailed update will be provided as the project develops.

Community Signage

William, Lee, and the Board recently met with **Lykins Signtek Inc.** to discuss replacement and new signage throughout The Shores at Berkshire Lakes.

The areas being reviewed include:

- **Entrance roadway sign** — Updating the roadway sign to correctly read "**Berkshire Pines Rd.**"
- **Santa Barbara entrance signs** — Replacing signs that are faded, peeling, or otherwise no longer presentable
- **Guest entrance kiosk** — Adding a new vertical "**VISITORS**" sign with a stop symbol
- **Tennis courts** — Replacing worn or difficult-to-read tennis court signs
- **Traffic signs** — Adding signs reminding drivers to slow down, as well as a "**Curve Ahead**" **yield sign** east of the Radio Road entrance on Berkshire Pines Drive

A formal quote is expected and will be reviewed and voted on at the **September 9, 2026 Board meeting**.

2027 Budget Planning

On August 13, Board representatives met with Ken Bloom to begin discussions regarding the **2027 community budget**.

Budget planning is now underway, and a more detailed update will be provided as the process progresses.

Thank you!

The Board appreciates the many residents and volunteers who contribute their time, energy, and ideas to our community.

As we welcome our seasonal residents back to The Shores, we again encourage everyone to take a few minutes to make sure your **MyQ App, gate access, RFID/barcode access, guest codes, and vendor codes are all ready for the Winter Season.**

Taking these simple steps now will help keep our gates moving efficiently, reduce delays, and help maintain a safe and secure community for everyone.

From social activities and recreational programs to maintaining our lakes, fountains, clubhouse, pool, and common areas, the participation of our residents and volunteers helps make **The Shores at Berkshire Lakes MHOA** a welcoming and enjoyable place to live.

We will continue to keep residents informed as these projects and initiatives move forward.

Thank you for your continued support, participation, and involvement in our community.

**The Shores at Berkshire Lakes MHOA
Board of Directors**

Welcome Home and thank you for being part of The Shores at Berkshire Lakes!