

Capri Garden – Trespassing

In recent months, we have seen an increase in the number of people trespassing on our property, specifically our dock. It's a problem for several reasons.

First, “Our dock is private property not intended for public use. There have been several close calls recently from intoxicated people. Young children left alone on the dock, boaters using our dock as a pickup and drop off point, kayak/paddle boarders using the dock as an ingress/egress point, and friends of owners using the dock without the owner present or even at home.”

Second, it is a liability issue. We could be held liable if someone were injured while trespassing on our property. This could result in a costly lawsuit, which we would ultimately pay for as homeowners.

Third, it is a nuisance. Trespassers often leave behind trash and debris, which can be unsightly and a breeding ground for pests. They also can damage the dock, which can cause costly repairs.

We are asking all owner(s) to help police this issue. It is everyone's responsibility to protect our property.”

If you see someone trespassing on our property, please do the following:

- The owner(s) should approach them to determine if they are, in fact, trespassing.
- If they are, politely ask them to leave. Do not escalate the situation.
- If they refuse to leave, call the police.
- Take pictures/videos from a safe distance of the intruders.
- If they park their car in our lot, that car can be towed away at their expense.
- When police arrive, provide as much information/description as possible about the trespasser(s).

We must work together as a community to protect ourselves from this severe problem. These simple steps can help keep our property safe and prevent a costly lawsuit.

Thank you for being so cooperative.

The Board