

The Gates HOA Newsletter

July 2020

Summer



Gates HOA Board of Directors Report

In the July 20th Gates HOA Board meeting discussion focused on accomplishments, challenges and multi-year budgeting. Siding repairs, pressure washing and painting of the 114-116-118 Gates building was just completed along with roof and wood rot repairs on 15 other homes. Based on the HOA Inspector's Report, letters will be mailed to homeowners notifying them of maintenance items that are their responsibility. There is urgency to complete these repairs to prevent damage which requires more expensive repairs. The Board discussed the inconsistent performance by our new landscaping company and planned to continue close monitoring and communication with the owner. Budget discussion included implementing a soft washing cycle to extend the paint cycle 1-2 years. Several options were reviewed to manage demand for building, deck, fence and mailbox repairs with current resources. Estimating that roof replacements could begin by 2024, the Board decided to call a special HOA meeting to discuss a dues increase and/or assessment to supplement the roofing escrow account.



The Gates HOA Board of Directors:

President: Joy Nethercutt
Vice President: Linda Leggett
Secretary: Susan McGhee
Treasurer: Kristy Rodman
Board Member: Connie Singleton

Landscaping News



In April Blue Line Lawn Care and Landscaping began work in The Gates. Early July, Board members walked the property with Blue Line personnel reviewing expectations and concerns. Blue Line is expected to service The Gates weekly during the growing season on Tuesday afternoon (weather permitting). This includes (1) removing debris from and mowing or weed eating of grass areas; (2) edging curbs, walks, driveways, and plant beds every other week; (3) blowing off driveways, walks, streets, porches and ungated decks; and (4) weed control in beds, natural areas, and walk and driveway cracks. Mowing will not be done when the ground is wet. Shrubs will also be trimmed twice a year. In addition, Blue Line has been working to remove built up debris from alleys and between fences. If your area has not been completed yet, please let us know (email gateshoa@greenvillenc.com).

Blue Line will cut all lawns at the same height and use machines to collect pine cones, sweet gum balls and similar debris. Helpful Homeowners: Please do not put yard debris piles at the curb; the landscapers will not pick them up. All landscape debris that homeowners collect should be taken to The Gates debris piles on Winding Branches Drive behind 112-114 Gates Drive or on Persimmon Place between The Gates entrance and 500 Persimmon for collection by the City.

Hurricane Season ! Let's hope this hurricane season is mild and uneventful. If a storm approaches and you feel that your vehicle would be safer away from our trees, the pool parking area can be used.



Did you know ?

- *Treetops pool announcements* can be found on Facebook. Search for: Treetops Community of Winterville.
- *Several homeowners donated plants that were transplanted to Gates common areas.* The new azaleas, rose bushes and small trees were planted by volunteers and Board members. Thanks to our volunteer watering team for the continuing care of the plants!
- *Annual termite inspections are planned for early fall this year!* Homeowners suggested avoiding scheduling it near the end of year, so it has been moved to Sept/Oct. Look for instructional notices in late Aug./early Sept.

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