

The Gates HOA Newsletter

August 2022

Summer

Maintenance & Improvements April-July, 2022:

- Repairs have been completed at many of our homes and are underway at others.
- Fence replacements have been completed at 3 homes (109, 303, 401), and fence repairs at 112.
- Street lights have been repaired at Nantucket Ct. and at the second island.
- Liriope has been trimmed, foundation beds raked out, shrubbery pruned, and pine straw laid. Tree limbs have also been pruned (April-May).

Coming Improvements:

- Roofing: Based on priority recommendations by the Walker Company, the next roofs to be replaced will be the 105-107-109 Gates Drive building, scheduled for late August or early September. This roof has rotten sheathing and has been patched to keep it water-tight until replacement.

Quarterly updates on the roofing escrow account showing income and disbursements are being emailed to homeowners. After the next roof is replaced, there will be sufficient funds left to replace the roof on another building. The Gates HOA Board will consider the conditions of the remaining roofs and the roofer's recommendation when choosing the next roof to replace.

- Fences and decks continue to be prioritized for replacement.
- Repairs: Walker Company is making repairs to our buildings. *If you notice wood rot or a roof leak at your home, please let the HOA know by contacting Linda Price at lpricehoa@gmail.com.*

Termite Inspections:

Otho's Pest Management will be conducting their annual termite inspections on September 5-6. Notices will be mailed and emailed to all homeowners. It is the responsibility of each homeowner to schedule the inspection and get it completed prior to November 1, 2022. Be sure to read the notice for details.

Next Quarterly Board Meeting:

The next quarterly board meeting of The Gates HOA Board of Directors is scheduled for October 19, 2022 at 6 p.m. Homeowners who wish to address the board during the Homeowners' Comment Period should contact our manager Linda Price to request to be put on the agenda.

New Neighbors!

We welcome new neighbors at three of our homes: 302 Nantucket Court, 401 Georgetown Court, and 213 Gates Drive. Be sure to welcome them as you see them in the community.

Neighborhood Appearance

Help us keep The Gates looking its best!

Remember to remove empty flower pots, bags of soil, and any other items that could be stored out of site in your garage or patio. Garden hoses should not be left in plain sight after use -- tuck them behind shrubbery. Wait until late afternoon or dusk on Wednesdays to bring out your trash cans. Keep garage doors closed when not in use.

Family members or tenants living at your Gates home? If you would like them to stay informed by receiving the newsletters, please forward their email address to Linda Price.



The Gates HOA Board of Directors:

President: Joy Nethercutt
Vice President: Linda Leggett
Secretary: Connie Singleton
Board Member: D. Jones
Board Member: Sylvia Bjorkman

HOA Manager:

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