



## The Gates Homeowners Association

### Homeowners' Responsibilities for Window Maintenance

The maintenance of our beautiful Gates homes is a collaborative effort between The Gates Homeowners Association and The Gates homeowners. Responsibilities of homeowners for window maintenance are summarized below and primary resources for window grids are provided.

**Window Grids:** As detailed in The Gates HOA Rules and Regulations, the wooden dividers (grids) are to be kept in the windows and painted white. Though they are on the interior of the structure, they are a part of the exterior architectural aesthetic integrity of the townhouses, helping to create a harmonious “look” to our buildings.

**Window Sashes:** Replacing rotten window sashes and fogged window glass is the responsibility of the individual homeowner, per The Gates HOA Restrictive Covenants, Article VI Exterior Maintenance, Section 1: Types of Maintenance.

Periodically, our HOA inspector submits a report which lists all addresses with missing or broken window grids, rotten window sashes, and fogged window glass. Homeowners are then notified of the specific window issue to be addressed and as appropriate, information on how to order replacement grids.

In the spirit of maintaining a well maintained neighborhood, it is expected that the homeowner will complete the necessary repair as soon as possible. If there are questions, do not hesitate to contact Linda Price, Community Manager, at HOA Management Company. ([lpricehoa@gmail.com](mailto:lpricehoa@gmail.com) or 252-565-4820 ext 7).

### **Window Grids – Resources**

As of October 2019 the Homeowners Association has a few extra clips and grids that may fit your windows. These were donated by homeowners who replaced their original windows and are available at no cost, on a first come basis. Carefully measure the size grids needed and report to Linda Price at HOA Management. We will check the stock pile to see if we can assist you!

Other than these donated items, broken or missing grids must be replaced at the homeowner's expense. Replacement grids and clips for our “MW” brand windows can be ordered from Garris Evans Lumber Company, 701 West 14<sup>th</sup> St., Greenville, NC. Call or visit the Millwork Specialist in the Windows/Doors Section of Garris Evans (252-754-1163). When ordering, you will need to take either your broken grid(s) or the measurements (width and height measurements of the glass and the thickness of the existing grid) for each replacement grid needed.

If you prefer, you can arrange for a Garris Evans representative to measure your windows, order your grids, paint them and install them in your windows.

Oct. 21, 2019