



Date: Winter, 2014  
To: All Gates at Bouldercrest Unit Owners  
From: Temera Addison, CMA

### **ANNUAL MEETING REVIEW – SOME OF THE POINTS OF INTEREST**

- The existing board discussed drainage issues that have been ongoing since the community was developed. They hired a contractor, American Hydro-Jet & Drain Inc., to perform some maintenance and upgrades to the drainage on the property. They have been focusing on the utility spaces between each unit which have standing water, damp ground, etc. due to blocked or missing drainage lines.
- Any landscape issues should be emailed to [landscape@thegatesatbouldercrest.com](mailto:landscape@thegatesatbouldercrest.com)
- The Treasurer has worked to help grow our reserve account from approx. \$31,000 up to approx. \$90,000 over the past year. The delinquency rate of the community is down to approx. 22% (from the low/mid 30's a few months ago).
- The Board is also working to get an updated reserve study to evaluate future budget planning for the community and guide us on any issues the community needs to focus on repairing or improving.
- The Board is continuing to work on updating some of the Rules & Regulations and eventually the Association Covenants. The adhoc committee previously formed will be called upon as necessary to help with those updates. If you are interested in helping with this project, please let the Board know so we can add you to the adhoc email list.

### **NEW BOARD OF DIRECTORS**

Congratulations to the newly elected Board! Please remember that these individuals are volunteers and are spending their free time to help the community improve. Please contact me if you have questions/issues/concerns, or email [board@thegatesatbouldercrest.com](mailto:board@thegatesatbouldercrest.com)

Your Board: Ryan Lebo (President) , Gail Stallings (Secretary), JaMarr Comer (Treasurer), Tory Tucker, Matthew Akins

### **CONTACT NUMBERS FOR CMA**

Main Number: 404.835.9100, Ext. 112  
Fax: 404.835.9200

### **COUPON BOOKS**

New coupon books were sent in November. If you do not have one, please call Temera at 404-835-9100 x112. You are responsible for payment, with or without a coupon book, per your Community's Documents.

### **PEDESTRIAN GATE CODE CHANGE**

The gate has been updated to **5-2-1** as part of the continuing change annually to this code. Please make a note of this change, effective February 1<sup>st</sup>, 2014.

### **UPCOMING EVENTS 2014**

#### JANUARY

1/13 Board Meeting  
Mid-month Street Repairs to fill cracks  
(weather permitting)

#### FEBRUARY

2/10 Board Meeting (Location TBD)\*  
Mid-month Annual Gutter Cleaning

#### MARCH

3/10 Board Meeting (Location TBD)\*

#### APRIL

4/14 Board Meeting (Location TBD)\*  
Late Street Repairs to seal surface

\*Owners are invited to come and listen (except Executive Session). Please email [board@thegatesatbouldercrest.com](mailto:board@thegatesatbouldercrest.com) if you'd like to attend so we can confirm the date, time and place and we can make room for you!

(continued)

### **STREET REPAIR PROJECT**

There will be a follow-up letter with information on parking when the street repairs begin. Please be patient and cooperative with the board request regarding parking restriction so we can complete all needed repairs in a timely fashion. This project will cost \$14,990. See attached flyer with project details.

### **NEIGHBORHOOD WATCH**

If anyone is interested in participating in the Neighborhood Watch program, please contact the Board so we can add you to the email distribution and put you in touch with the Captains, Jodi White-Phillips and Tory Tucker. Please stay tuned for any upcoming meetings.

### **PLEASE DON'T BLOCK MAILBOXES**

USPS will not deliver mail to an owner if a car is in front of the mailbox. As a courtesy to other owners, please do not park in front of a mailbox.

### **TRASH PICKUP**

Please **place your trash in some type of container** in accordance with our community Rules & Regulations. DO NOT put your trash out over the weekends. We have various animals that are tearing open loose bags and making a mess throughout the community. Make sure that container is no larger than 32 gallons so Dekalb County will pick it up on trash days (Tues/Fri). And remember to put your container away after trash has been picked up so the wind doesn't blow it around the neighborhood.

### **REQUEST TO DOG OWNERS**

Most owners are very good about following the rules surrounding dogs. The documents and Dekalb County both require that you pick up after your dog immediately. Please, as a courtesy to other owners, the children in the community, and all the vendors that work at The Gates – pick up after your dog!

### **HOME MAINTENANCE**

With Spring approaching, check your home for needed maintenance. The Association will also send notes in regards to maintenance, at which time you must make the needed repairs. Owners are responsible for the outside of their homes, per the Covenants. Be sure to check these common maintenance items:

- Shutters – check to be sure they are securely attached
- Gutters – be sure they are securely attached and are kept clean of debris
- Pressure washing of mildewed siding
- Painting/caulking of window trim and surrounds

Please notify CMA if you have loose gutters, shutters, or burned out flood lights that need repaired so they can be added to the monthly repair list. Be sure to include your address and the location of the item.

### **CHANGES TO EXTERIOR OF HOMES**

Please remember that any changes to any items on the exterior, including doors, windows, lighting, landscaping, etc. must be approved in writing by the Board prior to any change being made. We cannot stress this enough; a form is available at [www.gatesatbouldercrest.com](http://www.gatesatbouldercrest.com) for you to submit your request.

### **WATER LINE LEAKS**

Please note that owners are responsible for the water lines from the Dekalb meter to their home. Dekalb County is responsible for the water line from the meter to the main, and for the water main. If you notice water “pockets” or water running from your home to the street, there is a leak either on your side or Dekalb's side. You will need to call the County if it looks like it's at the meter or past the meter, and your own plumber if it is from the meter to your house.

### **INSURANCE FOR COMMUNITY**

You may receive a request from your mortgage company for an insurance certificate. Please contact CAU directly for the necessary insurance certificate at [www.cauinsure.com](http://www.cauinsure.com) or 1-800-228-1930. If you request it online, there is no charge for the certificate. You will need your loan number, mortgage company name, and any clause the mortgage company requires be on the certificate, as this certificate is customized to your unit.

I/CMA cannot issue these certificates. Remember! The association's policy may not provide coverage for everything YOU want/need (ie, flooding/earthquakes, etc.). You should have your agent contact Jim Leshner, The Gates' agent, with any questions, at the toll-free number noted in the paragraph above.

**If you have questions, please contact me!**