



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

COMMUNITY WEBSITE

URL: <http://www.gatesatbouldercrest.com/>

FACEBOOK GROUP

URL: <http://www.facebook.com/groups/TheGates/>

BOARD OF DIRECTORS

Your Board: Ryan Lebo (President), Gail Stallings (Secretary), JaMarr Comer (Treasurer), Tory Tucker, Matthew Akins
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. Any landscape issues should be emailed to landscape@thegatesatbouldercrest.com

PEDESTRIAN GATE & CODE REMINDER

The pedestrian gate code was updated to **5-2-1** on March 1st, 2014. Please make a note of this change.

ASSOCIATION RESERVES & THE RESERVE STUDY

Our current reserve account balance as of June 9, 2014 is approximately \$112,880 (compared to \$72,000 this time last year). The reserve study firm is in the process of finalizing the reserve study and has incorporated the requested corrections from our review earlier this spring. The reserve study is used to evaluate future budget planning for the community and guide us on any issues the community needs to focus on repairing or improving.

DELINQUENCY RATE

As of June 9, 2014, the current delinquency rate was down to **13%**, with 23 homes holding a balance.

UPCOMING EVENTS 2014

July

7/14 Board Meeting (Location TBD)*
7/18 Landscape Walkthrough
7/26 Community Picnic at Gazebo (12 noon)
7/26 Survey Deadline

September

9/08 Board Meeting (Location TBD)*
9/13 Fall Festival at Gazebo (12 noon)

October

10/04 Yard Sale
10/13 Board Meeting (Location TBD)*

August

8/11 Board Meeting (Location TBD)*

*Owners are invited to come and listen (except Executive Session). Please email 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!

STREET REPAIR PROJECT

Sealing the streets has finally been completed. The Board would like to thank everyone for their patience and cooperation during this project. We learned a few lessons along the way for next time. Overall, we think the project went fairly smooth given it has been one of the largest projects we've had to coordinate as a community thus far. This project cost was \$13,880.

TAKE THE GAB SURVEY

The Board has created an anonymous online survey to get feedback on several issues throughout the community. Everyone is encouraged to make your voice heard and complete the survey **no later than July 26th**. You may direct any questions to the Board if necessary, but should submit any comments or suggestions directly into the survey comment fields. The survey can be accessed at the following link: <https://www.surveymonkey.com/s/LJLSDTs>

DRAINAGE PROJECT UPDATE

The Board President and CMA met with American Hydro-Jet & Drain Inc. on Friday, June 20th to follow-up on outstanding issues still needing addressed throughout the community. We have addressed the contractor questions so they can finalize the quote for the next phase of the project. The tasks remaining are to install French drains between many of the units, and some erosion control measures in the park area utilizing a type of rock called "rip rap" to slow the water flow in key areas. The contractor will also fix the drain lines not installed properly and several drain boxes which have begun to float in heavy rain due to improper installation.



GAZEBO REPAIRS

The Gazebo has received 2 new ceiling fans with energy efficient light bulbs this week. The old ceiling fans needed replaced since 1 did not work and they were showing significant signs of wear and tear. The cost for replacement was approximately \$250 for both fixtures.

DETENTION POND CLEARING

The upper and lower detention ponds will be cleared of debris in the coming weeks. The contractor is waiting for the weather to dry up so they can get the equipment into the detention ponds without getting stuck in the mud. They will also be clearing back the tree line along the fences to prevent damage to the fencing. The cost for this cleanup is \$2,080.

PERIMETER FENCE REPAIRS

There are several areas around the property where we have fence damage from fallen trees. The trees were removed last month to make room for the fence contractor to repair the fence sections. The contractor has been selected but has not yet scheduled the repairs to begin. These repairs will cost \$2,057.

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. The neighborhood watch email is watch@thegatesatbouldercrest.com

HOME MAINTENANCE & PROPERTY INSPECTIONS

With summer upon us, 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 floodlights that need repaired so they can be added to the bi-monthly repair list. Be sure to include your address and the location of the item. The CMA Maintenance Crew has just completed repairs to all units on the current list. We will be starting a new list for repairs this fall.

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 for you to submit your request.

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.

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 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:

Temera Addison Phone: 404.835.9100 x112

Email: taddison@cmacommunities.com