



Date: Fall, 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](mailto:board@thegatesatbouldercrest.com). Any landscape issues should be emailed to [landscape@thegatesatbouldercrest.com](mailto:landscape@thegatesatbouldercrest.com)

### PEDESTRIAN GATE & CODE REMINDER

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

### ASSOCIATION RESERVES & THE RESERVE STUDY

Our current reserve account balance as of September 30, 2014 is approximately **\$142,958** (compared to \$81,222 this time last year). The reserve study was finalized and is available for download on our website listed above. 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 September 30, 2014, the current delinquency rate is at **14%**, with 23 homes holding a balance over 30 days.

### FHA APPROVAL

Good news, as of October 9, 2014, our **FHA Approval status has been granted** for the next 2 years. For more information, you can visit [www.fha.com](http://www.fha.com).

### UPCOMING EVENTS 2014

#### October

10/13 Board Meeting, 7PM (1292 Gates Cir)\*  
10/17 Landscape Contractor Walkthrough  
10/17 Drainage Contractor Walkthrough  
10/31 Trick-or-Treating (6 to 9 PM)

#### November

11/08 Yard Sale (8 am – 2 pm)  
11/10 Board Meeting, 7PM (1292 Gates Cir)\*

#### December

12/01 Annual Meeting, 7PM (Faith Covenant Church)\*\*

\* 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!

\*\* Faith Covenant Church is located next door and to the right of the subdivision when facing the entrance. We will be meeting in the Fellowship Hall. The annual meeting will be from 7:00 – 8:30 PM.

### TRICK-OR-TREAT

Halloween falls on a Friday this year. As in the past, we will have the gates closed to outside visitors. The Gates At Bouldercrest will have our trick-or-treating on Friday, October 31<sup>st</sup> from 6 PM to 9 PM.

### SURVEY RESULTS

The 2014 summer survey results can be reviewed online. The survey responses are completely anonymous. Everyone is encouraged to review what your neighbors think about the question topics listed on the survey. You may direct any questions to the Board if necessary. The survey can be accessed at the following link: <https://www.surveymonkey.com/results/SM-FHGGFMM8/>

### SOCIAL COMMITTEE / EVENTS

Did you make it to the Drive-in Movie night last month? If not, you missed a fun time and some good movies. The Board is seeking volunteers to setup and coordinate new social events. This is a great way to meet your neighbors and have some fun at the same time. There were many suggestions in the survey that are great ideas. If you are interested in helping please contact the Board and specify what event you would like to help coordinate.

(continued)



## **LANDSCAPE ISSUES**

The Board and CMA met with multiple contractors to outline a plan to correct many of the landscape issues throughout the subdivision. The Board and the Community are not satisfied with the current contractor. We plan to address bed lines, turf thinning, dead plants/shrubs, and more. The first step will be to resize several bed lines. During this part of the plan you may see several areas of increased dead turf. Some of the beds will be expanded to a larger size under the trees. The next task will be to remove several trees and limb up the branches on the remaining ones so that we can let in more sunlight to the turf. After that the new contractor will be installing some new turf in select areas to help prevent erosion. The budget is being adjusted to reinstate some line items that have been cut over the years. This will help maintain a healthy landscape and includes aeration and over seeding, as well as fertilizer to feed the lawn so it begins to thicken. As the turf thickens, this helps to reduce weeds and the need for chemicals to keep them in check.

## **DETENTION POND CLEARING UPDATE**

The upper and lower detention ponds have been cleared of debris. The Board will be working with the new Landscape Contractor going forward to keep the growth of the ponds within state regulations of 18" or less. This will keep maintenance costs down and reasonable each time they need mowed. The total cost for the cleanup was \$3,856.

## **DRAINAGE PROJECT UPDATE**

The Board and CMA met with multiple new contractors regarding the remaining project tasks. The current contractor is non-responsive and has not provided costs for completing the project. Upon receipt of several bids, the Board will select a new contractor to finish where the previous one left off. This transition may take some time to get the new contractor up to speed so please be patient as we work out the details to get this project moving again. 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.

## **PERIMETER FENCE REPAIRS**

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

## **PARKING**

Please remember to park in your garage or driveway whenever possible. Parking on the street is limited and should be a last resort. Our streets are narrow and the more cars parked on the street makes it difficult for traffic to drive through the neighborhood. If you need to review the full parking guidelines, they are available for download on our website in the Rules and Regulations document.

## **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](mailto:watch@thegatesatbouldercrest.com)

## **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.

## **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.

**If you have questions, please contact:**

**Temera Addison Phone: 404.835.9100 x112**

**Email: [taddison@cmacommunities.com](mailto:taddison@cmacommunities.com)**