

GAB Meeting Notes - 12.18.19

20 attended in person or by proxy

President's Address:

- **Focus areas:** Maintaining your property values, being a good steward of your finances, and enforcing the rules to protect our property and safety.
- **Recent projects:** Pruning and removing trees, replacing sod, two drainage projects with one left, repairing a sinkhole near call box, repainting stop signs, moving speed bump to underneath gate, which reduces break-ins, new gate arm to reduce \$8k in repair expenses, landscaping with a new company. New company will start Jan. 1 with longer hours 7-5 on Thursdays. Lower rate. Retention pond coming q2. Aeration and seeding coming to park. It comes down to \$22 a month for landscaping.
- During the meeting, we heard a request for a fitness trail and asked one neighbor to create a committee and submit a proposal to create a fitness trail. See Byrd Park in Richmond for reference.
- **Dues:** Covers general landscaping, not special requests. Sidewalk to come.
- **Renters:** We have a LOT of renters. When GAB rules are not shared/enforced, it leads to a lot of fees and additional work managing issues. Now, GAB homeowners who rent their property will have to pay for a service to enforce rules. Note: High percentage of renters in any neighborhood makes it harder for residents to secure loans.

FYI:

- Gate emergency? Call 404-835-9100
- FB update does not mean you filed a report. You must email the board at board@thegatesatbouldercrest.com.
- Check your insurance and go for HO3
- Let's keep our property values up. Sell high and don't settle. We are aiming for all GAB homes to sell above \$200k.

GAB Meeting Notes – Facebook Edition

Your GAB Board of Directors works hard to maintain a neighborhood everyone wants to call home. Here's a recap of our recent board meeting. For questions or concerns, email board@thegatesatbouldercrest.com.

1. About that gate...

You may have noticed a more flexible gate at the entrance. After spending \$8,000 on repairs, the new model has *significantly* lowered repair costs. (Yay!!) The Board also moved the speed bump closer to the gate, which has helped reduce people sliding under the barrier. If you have a gate emergency, call 404-835-9100.

2. We have a new landscaping company.

On January, you will notice a new landscaping firm maintaining our property. They will visit **every Thursday from 7 a.m. to 5 p.m.**, five hours longer than the previous firm. This

gives them more time to address the needs of this large neighborhood. Coming in 2020: Aeration and seeding at the park and retention pond repair. Note: Landscaping costs average about \$22 per home. The firm can handle reasonable requests, but you are responsible for additional updates such as adding flowers or other accents to your yard.

3. Insurance rates are rising – help keep costs down.

Recent repairs/updates -- pruning and removing trees, replacing sod, a sinkhole repair, \$8,000 in gate arm repairs -- led to higher insurance rates. Please email a copy of your homeowners' insurance declaration page to our GAB Property Manager Temera Addison at CMA (taddison@cmacommunities.com) or fax a copy to 404-835-9200 (Attention Temera Addison) no later than Monday, December 30th, 2019.

4. Let's protect our investment.

We want property values to keep rising. Homes have recently sold for more than \$200K – and we want that to continue! Don't settle for less.

Have a happy and safe new year. If you have a formal request or question, email board@thegatesatbouldercrest.com.

Respectfully,

Your GAB UOA Board of Directors

Board@thegatesatbouldercrest.com

<https://www.gatesatbouldercrest.com/>