

## Neighborhood News – 1/5/2019

1. 2018 - Five (5) new street lights have been installed.
2. 2018 - Approximately 50 mailboxes were replaced due to wear and tear (approaching 10 yrs old) or due to damage from being hit.
3. 2018 - The 2nd phase of sod installation has been installed throughout the neighborhood.
4. 2018 - Brush clearing has been completed behind all homes on the south side of Gates Drive.
5. 2018 - Detention ponds were cleaned twice. New for 2019 - Detention ponds are scheduled to be cleaned 4 times to keep the growth down between clearings.
6. 2018/2019 - We are reviewing the wiring issues related to the entrance landscape lighting. Still waiting on proposals to determine project cost.
7. 2018/2019 - Major Tree Lift & Removal Project has been done. Approximately 45 trees were removed around the neighborhood and many of the others were pruned ("lifted") up to 16-20 feet above the sidewalks to allow better sunlight to the grass and vehicle access in driveways. Still pending for 2019 will be stump removals and sod installation (in some areas). The continuous heavy rains this winter have delayed completion of the project.
8. 2018/2019 - Drainage work has been done behind homes on South side of Gates Drive. Still pending for 2019 will be addition of more top soil around unit patios and final grading, after which new sod will be installed. The continuous heavy rains this winter have delayed completion of the project.
9. 2019 - Drainage work has been approved and is waiting to be scheduled, to address standing water and erosion issues in front yards from 1469 - 1485 Gates Circle.
10. 2019 - Tentative plans to update the community Reserve Study to re-asses our current financial standings. Last update was in 2013.
11. Ongoing Landscape Issues - The Board walked the community with the new landscape manager on November 2nd, to review issues not addressed by the previous manager. The continuous heavy rains this winter have delayed completion of the improvements noted. They include:
  1. cleaning up the front entrance and finishing improvement project with new sod, boulder, and shrubs,
  2. removal of damaged junipers between 1367 and 1371 Gates Drive,
  3. cutting junipers off of homes to allow proper airflow and maintenance access at 1339 Gates Drive,
  4. clearing out the overgrown junipers behind 1328 & 1332 Gates Circle,
  5. replacement of missing/dead shrubs along the park berm behind 1285-1297 Gates Circle.
  6. treatment for weeds in the park,
  7. addressing erosion washout of the mulch in the dog park, by redirecting the water flow into the dry creek bed, and cleaning out the bridge.