

January Update

January 2025 - Happy New Year!

Consent agreement update

Thanks to those who voted. Our consent agreement for on-street parking PASSED. The initiation fee and lease management items did not pass.

Here's what's next.

- **The Board will seek formal DeKalb County approval to have on-street parking for guests.**
- Owners still need to park in the garage (first) and driveway (second).
- When guests park on the street, they should AVOID blocking mailboxes or trash bins. The mail carrier is NOT required to exit the vehicle. If a car blocks access, they will not deliver. Same for trash pickup. Sanitation workers don't have to maneuver around parked cars.
- Friendly reminder: Owners are responsible for ensuring that guests and tenants follow the rules.

Please be good neighbors!



Contact Info:

- Board email: GABboard@thegatesatbouldercrest.com
- General community issues (key fob, gate code): [Jennifer Schmidt](#)
- Fines or account info: [Janet Fotey](#), and copy the Board [email address](#).
- Account info: <https://hms-inc.net/> or the app.

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Budget Overview

Our annual budget increased from **\$478,540** in 2024 to **\$504,588** in 2025. Because expenses increased, our annual dues also increased by \$12 per Owner to a new monthly rate of **\$247**.

Our Top 3 Expenses:

1. **Insurance:** \$187,000 (up from \$170,000 in 2024)
2. **Landscaping contract:** \$69,600 (no change from 2024)
3. **Management company:** \$26,700 (up from \$18,600 in 2024)

Key reason for the increase:

Higher insurance

We had a massive roofing claim due to storm damage in 2021 and are still dealing with the effects. We hope that affects of the 2021 roofing claim will diminish over time. Judy Dreher, our insurance broker, also warned that we should expect a 10 percent increase based on nationwide trends and our historical claim record.

Upcoming Projects

- Remove/trim high-priority trees in the neighborhood (week of Jan. 13)
- Relocate the dog park (less ongoing maintenance)
- Gate arm repair
- Audit of financials managed by Beacon
- Gutter cleaning

Friendly Reminders

Register your car and fob: Register your car(s) and your key fob using our Google Document. To access, open your key fob to find the 5-digit TR number (see photo). Share this info on our Google doc: <https://forms.gle/z6ERL2g8NyXcf7w97>.

Send leases to HMS: Our rules and regulations require Owners to submit leases to HMS for any tenants. Before requesting names be added to the call box, you must have a lease on file.

Review rules and regulations: HMS will schedule quarterly community walks. Please familiarize yourself with our rules, which are posted [online](#).

Our budget funds our projects. We can't complete projects if dues are not paid. **Note: Nearly 1 of every 4 Owners is behind on assessments, that's \$75,000 in past due assessments.**

Please pay your dues on time.

