

# February Update

February 2025 - Be Kind to Yourself and Others

## Project Updates

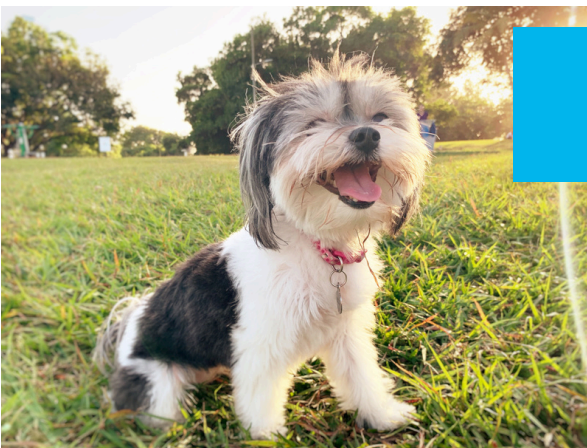


## MORE GATE REPAIRS

The barrier arm control box was damaged within hours of being repaired. We also had a vehicle drive right through the exit gate arm, causing damage twice. **The community asked us to keep costs down and seek competitive bids.** The Board is reviewing options to upgrade the gate, call box and cameras so that we can reduce repair costs and hold accountable those who damage our property. Until repairs/upgrades are made, **both gates will remain open to avoid continuing to pay repair costs.**

## LANDSCAPING

As the seasons change, we have a lot of landscaping projects on the horizon. Please look for the Thrive team to be on site **this month** conducting hard pruning of some shrubs, updating flower beds with seasonal colors, and adding pinestraw in some areas to mitigate drainage issues. **Owners who do not refresh their personal mulch will get pinestraw. Please make that update ASAP.**



## NEW DOG PARK

We heard your feedback about the old dog park location. The Board applied funds allocated for pine straw and maintenance to relocate our dog park. Check out our new space near the park entrance. Also, be sure to clean up after your dogs. Let's be good neighbors!

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## Friendly Reminders



## HOME UPDATES

As a condominium community, we have rules and regulations governing updates to the exterior of your home. **Before you make any changes** to the exterior, PLEASE submit an architectural request form. See our [rules and regulations](#) for guidelines.

## LEASE AGREEMENTS

About 40 homes in our community are rented out to tenants. If you lease your home, remember to send the lease agreement to HMS. As **required** in our rules and regulations, tenants will not be added to the call box without a lease agreement on file. Email the lease agreement to [Jennifer Schmidt](mailto:Jennifer.Schmidt) and the Board [GABboard@thegatesatbouldercrest.com](mailto:GABboard@thegatesatbouldercrest.com).



## HARD PRUNING



We mentioned landscaping changes coming this month, but want to reinforce that **Thrive will do hard pruning in our community this month**. Expect to see a dramatic difference in the shrubs. This is necessary maintenance to keep shrubs healthy. It also keeps shrub heights below window level.

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## Budget Overview

Our monthly dues fund our projects. We can't complete projects if dues are not paid. **Nearly 1 of every 4 Owners is behind on assessments**, that's \$75,000 in past due assessments. Please pay your dues on time.

## PARKING

Huge thank you to everyone who is following our updated parking process. As a reminder:

- **On-street parking is for guests.** Resident, owners and tenants who park on the street limit available spaces for community guests. Please use your driveway and garage.
- **Do not block mailboxes or trash bins.** The postal service and DeKalb sanitation are NOT required to maneuver around parked cars. Please don't prevent neighbors from getting their mail.
- **Contractors in clearly marked vehicles** may park along the inner circle while performing a service. But **only** if the vehicle is clearly marked as commercial. Please remind your service providers.
- **Next steps:** The Board is compiling the documents and completing steps required for the County to approve our new parking plan. We also will issue parking passes for residents. In the meantime, please be sure to use your garage for vehicles only.



### Contact Info:

- Board email: [GABboard@thegatesatbouldercrest.com](mailto: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.