



Greetings Neighbors,

We're excited to announce that we have selected CellGate as our new Total Property Wireless Access provider! This system will enhance security and streamline property entry for residents and visitors, making it easier to monitor our community.

To prepare for the installation of the new CellGate system, we need certain information from each homeowner to be entered into the new call box. The data needed was requested via the [Verification of Occupancy Form](#) (a google form) sent to the community last year, along with several reminders. As of now, only 92 homes have submitted their information.

Important Deadline:

The call box will be updated with information from homeowners who have completed the [Verification of Occupancy Form](#). Homeowners who have not yet submitted their information must do so by March 17th, 2025. After this deadline, any incomplete submissions may not be entered into the call box until after the 'Go Live' date, which could cause delays in gate access for the homeowner and their guests.

Important Note:

If you have completed the [Verification of Occupancy Form](#), only the primary homeowner's information will be uploaded to the new call box. Unfortunately, we were unable to add your tenants, roommates, or spouse's information listed on the form for the following reasons: 1) the information provided was incomplete based on the new call box's requirements, and 2) we cannot assume you want all residents listed in the call box. The updated [Verification of Occupancy Form](#) now includes an option to specify if you'd like to add residents. Please use this form to make any necessary updates.

Homeowners who lease their property or have roommates may also need to submit additional documents.

To be entered into the call box, you'll need to provide the following details on the Verification of Occupancy Form (<https://forms.gle/XcbPARmCv1H4xUSo7>):

- First Name
- Last Name
- Display Name for the call box (The default display name will be last name, first initial. To update, use the [Verification of Occupancy Form](#).)
- Phone Number
- Address
- Email Address (needed to access the CellGate app to receive video streaming from the call box)



- Fob IDs (**ALL** fobs **must** be tied to a home. Any active fob not tied to a home will be deactivated until the homeowner reports the fobs on the Verification of Occupancy form.)

Please ensure all fields on the [Verification of Occupancy Form](#) are completed, including vehicle information and non-owner residents (tenants, roommates, etc.). Incomplete submissions may delay your access to the call box. This information is needed for all residents, including spouses, roommates, and tenants.

For those residents who do not currently have a gate Fob or need a new one or addition Fobs, please reach out to HMS to purchase a gate Fob. They are \$40 each. All residents living on property should have gate Fobs to access the community.

For Homeowners Leasing Property or Having Roommates

If you lease your home to tenants or live with roommates, a current lease agreement must be on file for each tenant. This is a requirement per the Declarations, Article XI, Section 8. Without a valid lease, tenants and roommates will not be entered into the call box.

Lease Requirements:

- The lease must be signed by both the owner and tenant(s).
- Leases must be for a minimum of six months.
- Renewal leases must be submitted within 21 days after the lease expires; failure to do so will result in deactivation from the call box until the new lease is provided.

In addition to the lease, both homeowners and tenants/roommates must complete the **Rules and Regulations Acknowledgement** form, confirming that the homeowner has provided the community rules to their tenants/roommates. The form can be downloaded from [this link](#).

We appreciate your patience as we transition to the new call box system. Please bear with us if there are any delays along the way.

Thank you for your cooperation!

Gates at Bouldercrest UOA
Board of Directors