



GAZETTE

Date: Winter, 2015
To: All Gates at Bouldercrest Unit Owners
From: The Board of Directors, GAB UOA

COMMUNITY WEBSITE

URL: <http://www.gatesatbouldercrest.com/>

FACEBOOK GROUP

URL: <http://www.facebook.com/groups/TheGates/>

NEW BOARD OF DIRECTORS

Congratulations to the newly elected Board! Please remember that these individuals are volunteers and are spending their free time to help the community improve. Please contact us if you have questions/issues/concerns, or email board@thegatesatbouldercrest.com

Your 2015 Board: Kevin Richardson (President), Ryan Lebo (Vice President), Craig Waddell (Secretary), Ja'Marr Comer (Treasurer), Tory Tucker (Member at Large)

ANNUAL MEETING REVIEW – SOME OF THE POINTS OF INTEREST

- The Board of Directors has hired a new landscape contractor, Austin Outdoor. They began servicing the property on January 8th. Their normal scheduled day will be every Wednesday, and Friday for the first several weeks to get caught up on pruning.
- Any landscape issues should be emailed to landscape@thegatesatbouldercrest.com, including any requests for the “no prune” list, and if you have dead shrubs that need looked at for possible replacement.
- The Treasurer has worked to help grow our reserve account from approx. \$90,000 up to approx. \$143,000 over the past year. The delinquency rate of the community is down to approx. 17% (as of 1/31/2015).
- The Board is working on an amendment proposal to the community documents for a rental cap. A guest speaker was present at the annual meeting to explain the benefits of adding a rental cap for our community. Details of this proposed amendment will follow once drafted by our attorneys for presenting to the community.

2015 DUES INCREASE

The 2015 fee has increased to **\$135 per month**. This increase is to address the several landscape deficiencies and adjust our reserve account minimum while still addressing issues outlined in the Reserve Study that need corrected to adequately maintain the property.

SAVE THE DATE

The Board of Directors has reserved the March Board Meeting (3/11 @ 7 PM, at McNair HS Library) to provide the residents of our neighborhood time to discuss a proposed rental cap for amending our community covenants. This is an important step for protecting our community value. Also, the Dekalb County Police Department will be available to discuss crime in our area and suggestions on keeping our neighborhood safe.

UPCOMING EVENTS 2015

JANUARY

1/12 Board Meeting (7 PM @ CMA Office)
1/29 Tree Removals
1/30 1Q Property Inspections

FEBRUARY

2/11 Board Meeting (7 PM @ McNair HS)*

MARCH

3/11 Town Hall (7 PM @ McNair HS)*

APRIL

4/08 Board Meeting (Location TBD)*
4/11 Community Day (subject to change)
4/24 2Q Property Inspections

*Owners are invited to come and listen (except Executive Session). Please email board@thegatesatbouldercrest.com if you'd like to attend so we can confirm the date, time and place and we can make room for you! **The BOD meetings have been moved to the 2nd Wednesday of each month for 2015.**

2015 UPCOMING PROJECT SUMMARY

- Finalize our proposal requirements to finish the drainage issues throughout the community
- Work on the rental cap draft proposal with the attorneys and the neighborhood to create a new amendment to our documents
- Selected a contractor for installing a new camera system at the community entrance – installation scheduled for February
- Removal of trees specified by the arborist – completed; and stumps ground – will be scheduled upon quote approval
- Work with the new landscape contractor on addressing issues with turf, erosion, overgrown or dead shrubs throughout the community
- Gate repairs are in process and should be completed this month

(continued)

2014 COMPLETED PROJECT SUMMARY

- Finalized the 2013 Reserve Study report
- Renewed our 10-year contract with Comcast for an easement to install and service their cable lines in our community
- Recertified for FHA approval for a 2-year term
- The entrance and exit gates were sandblasted and repainted
- Sealed the community streets and installed speed bumps
- New signs on the gate and street signs to comply with new Federal requirements
- Revised Rules-N-Regulations to incorporate several updates and corrections
- Storage building installation to house all association property (tools, signs, picnic supplies, etc...) in a central location
- Annual gutter cleaning
- Trees inspected by Arborist
- Cleared out the North and South fence lines for access to make repairs
- Replaced several yard drain caps with dome covers to reduce clogging
- Reshaped several bed lines to eliminate sliver patches of turf as well as pinestraw to cover mud patches
- Cleaned out both detention ponds of overgrowth
- Hired a new landscape contractor, Austin Outdoor, and negotiated a 3-year contract for level budgeting

TRASH CAN ETIQUETTE

Trash should be placed in 32-gallon receptacles. The cans should be placed at the curb before 8 am **on the day of trash pickup**, and **returned to your home within 24 hours** of trash collection. Trashcans shall be **placed on the side or rear of your home**, reasonably out-of-sight. Violation letters are being mailed for non-compliance. Fines will begin in March.

HOMEOWNER SPOTLIGHT

The Board of Directors would like to hear suggestions from neighbors about something they would like to share with the community. It could be something like a new family member, a new neighbor (owner or renter) to welcome to the neighborhood, a graduation, or other significant noteworthy topic. If you have other suggestions, we would like to hear those as well. Please email your suggestions to:

board@thegatesatbouldercrest.com

LANDSCAPING/HARD PRUNE/DEAD SHRUB REMOVALS

After walking the property with the new landscape contractor and discussing many issues that need addressed, we would like to allow them to first focus on a hard prune of the shrubs around the neighborhood before the spring flourish. You may see some shrubs appear to be cut back pretty severely over the next few weeks. This is a healthy "haircut" for them and will help to get them back to a manageable size. The last time we've done this was 4 years ago, and it is time again. Some shrubs will grow back rapidly this spring, while others may take a few seasons to regain their shape.

The contractor will also be removing several dead shrubs that were hit hard by the deep freeze last winter. These may or may not be replaced, depending on how many and their location. The board will review the areas with the landscaper as we work the issues with them. If any are replaced, the best time would be in the fall so they have all winter to strengthen their root system and prevent stress during the summer. This will also require less watering to establish the plant.

HOME MAINTENANCE

With Spring approaching, check your home for needed maintenance. The Association will also send letters in regards to maintenance, at which time you must make the needed repairs. Owners are responsible for the outside of their homes, per the Covenants. Be sure to check these common maintenance items:

- Shutters – check to be sure they are securely attached
- Gutters – be sure they are securely attached and are kept clean of debris
- Pressure washing of mildewed siding
- Painting/caulking of window trim and surrounds

Please notify CMA if you have loose gutters, shutters, or burned out flood lights that need repaired so they can be added to the monthly repair list. Be sure to include your address and the location of the item to CMA no later than Feb 27th. The repairs will be scheduled the following week.

CHANGES TO EXTERIOR OF HOMES

Please remember that any changes to any items on the exterior, including doors, windows, lighting, landscaping, etc. must be approved in writing by the Board prior to any change being made. We cannot stress this enough; a form is available at www.gatesatbouldercrest.com for you to submit your request. The plastic vinyl fencing is now available as an option.

WATER LINE LEAKS

Please note that owners are responsible for the water lines from the Dekalb meter to their home. Dekalb County is responsible for the water line from the meter to the main, and for the water main. If you notice water "pockets" or water running from your home to the street, there is a leak either on your side or Dekalb's side. You will need to call the County if it looks like it's at the meter or past the meter, and your own plumber if it is from the meter to your house.

CONTACT INFO FOR CMA

Main Number: 404.835.9100, Ext. 112

Fax: 404.835.9200

Email: taddison@cmacommunities.com