

# 2025 Annual Report

**Our Mission:** To create a secure, thriving, & friendly community by connecting people, common goals and resources to enhance the safety, serenity, and market value of the neighborhood while increasing the engagement of community members.

## Year in Review - Community Projects

In 2025, every section of our community experienced a refresh, from the gate to the detention ponds. Here are some highlights. For the full list, visit our [website](#).



### Hard pruning:

We cut back significant overgrowth.



### Dog Park Relocation:

We moved the dog park to reduce maintenance.



### Gazebo Refresh:

We gave the gazebo a fresh coat of paint.



**New Call Box System:** We purged old names and upgraded broken box



### Upgraded Cameras:

We moved to a high-def camera system at gate.



**Street Maintenance:** A crew sealed and filled cracks throughout.

**Contact Info:** Please send requests through the AMG Portal first.

- AMG Portal: <https://portal.accessmgt.com/login> or the app.
- Property Management Company: Access Management Group (770-777-6890)
- Property Manager: Kirk Aspergren, [kaspergren@accessmgt.com](mailto:kaspergren@accessmgt.com);
- Board email: [GABboard@thegatesatbouldercrest.com](mailto:GABboard@thegatesatbouldercrest.com)
- Fines or account issues, email Kirk and copy the Board [email address](#).



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### Gutter Cleaning:

We provided this service to the community.



### Shutter/Floodlights:

We replaced or repaired shutters and floodlights.



**Juniper Removal:** We removed declining understory junipers.



### Updated Dog Stations:

We upgraded community dog stations.



**Kudzu Removal:** We cut back the treeline and invasive kudzu.



### Grill Relocation:

Moved gazebo grills to a safer, dedicated patio space.

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## Financial Overview

### Annual budget

- **2026:** \$503,437
- **2025:** \$504,588
- **2024:** \$478,540



**There will be NO increase in annual dues for 2026.**

### Our Top 3 Expenses:

1. **Insurance:** \$124,000 (Down from \$187,000 in 2025)
2. **Landscaping contract:** \$68,100 (Down from \$69,600 in 2025)
3. **Management company:** \$25,452 (Down from \$26,700 in 2025)

We have a 23 percent delinquency rate.

## Upcoming Projects



**Small Retaining Walls  
& Regrade**



**Mailbox  
Refresh**



**Entrance  
Retaining Walls**

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