

2018 Board Meeting Notes

September 2018

Painting

Dixon Painting will be back again this fall to paint 4 more buildings. Our goal is to paint 4 buildings per year for 3 years in a row, then have two years off. This schedule enables each home to be painted every 5 years. As each unit is being painted, we are also replacing exterior trim that is damaged or rotten. We are using hardie plank to ensure the community looks good for years to come. In addition, starting this year the painters will be pressure washing the front steps of the units. This way, at a minimum, the steps are pressure washed every 5 years.

The next homes scheduled to be painted are:

Units 608, 610, 612

Units 600, 602, 604

Units 590, 592, 594, 596

Units 1221, 1223, 1225, 1227, and 1229

The painting will begin around October 1st and take place throughout the month. Please remove your window screens prior to October 1st. Also, it will be helpful if you can open your windows a few inches on the day they are being painted (we will try to give you the approximate date as we get closer). If you are renting your unit, please share this information with your renters.

Dog Waste

Recently there has been dog waste that is not being picked up. Please clean up after your dogs and use one of the several waste receptacles in the community. Also, if you have guests with dogs, please make sure they also pick-up after their dogs.

Parking

Just a reminder that guest parking is for guests vs residents. If your guest will be staying for more than 3 days, please contact a member of the Board to request extended parking permission. Pressure Washing Looking for something to do? Enjoy playing in the water? If so, please consider volunteering for our Pressure Washing Committee. This new committee is a chance for residents to laugh and bond as they spray water at community landmarks such as our Gazebo. Send an email to gwc194@yahoo.com if you are interested in participating.

Curbs

As one of the final steps in our water project, the curbs are currently being prepped for painting to occur later this fall.

Annual Meeting

Mark your calendars for Wednesday, December 12th. We will be having our annual meeting at Grace Church on Kennesaw Ave starting at 7:00 pm. Hope to see everyone there.

July, 2018

If you are renting your unit, please share this information with your renters.

Painting

The next round of exterior painting is scheduled to begin around October 1st. The following buildings will be painted:

Units 590 - 596
Units 600 - 604
Units 608 - 612
Units 1221 - 1229

We will send you additional scheduling information once the date gets closer. If your unit is not on the list above and was not painted in 2017, then it is on the schedule for Fall of 2019. We are following a 3 year painting cycle with 5 years in-between the painting of each unit.

Curbs

We plan to patch/repair the curbs during September and then they will be painted and stenciled in October.

Water Pumps

We will be pouring a concrete pad near the water pumps which will increase the life of the pumps and protect against soil erosion. This should be done within the next month and, when combined with the painting of the curbs, will complete our community water project.

Pest Exterminating

The community grounds are sprayed 1x each month by Northwest Extermination. If you would like them to spray inside your house, it is \$25.00 on the day of service (they are here the 3rd Tuesday of each month) or \$50 if you want spraying on a different day. The number to call for this service is 470-419-2514.

Water Heaters

Now that most units are 10+ years old, water heaters are starting to fail. If you would like to replace yours, Bobby Young Plumbing is offering a special for Gates residents only. A 50 gallon tank with a 6 year warranty is regularly \$1,150, but from now until October 31st they are offering a special price of \$989 installed (standard installation). To schedule this service call Bobby Young Plumbing at 770-490-2709.

Decks

Decks, windows and doors are the responsibility of residents. A quick walk through our community indicates that some decks are in need of staining and/or wood repair. Decks that are not maintained are a covenant violation and, ultimately, a pricey repair item for the homeowner if they continue to deteriorate. Please take a moment to review the stain options which is available on the Gates website under Forms and Documents.

Dog Waste

It has been noticed that there have been several deposits left in our neighborhood at the First National Bank of Poop. We kindly remind everyone to pick-up after their dogs and use the waste receptacles located in our community.

Window Screens

If you have screens on your windows, please check to make sure that they are on all windows (partial coverage is a covenant violation) and do not have any tears (also a covenant violation). Now that our community is 10+ years old, screens are getting worn. Thanks for your attention to the above matters and we look forward to seeing everyone at the Gates Fall Festival later this year!

March 22, 2018

All 3 Board members present in addition to Kirk from Sentry Mgmt

Community Roster

Neighborhood contact list will be updated and maintained once per year. Will attempt include renter's names to enable contact for more time sensitive messages

Roofing

Sentry Roofing will perform repairs on roofs with reported damage and complete inspections on all homes

Curb Repairs

Once the resurfacing project is complete, the Board agrees to patch the curbs ourselves with volunteers. This will save thousands of dollars. As we get closer, we will seek volunteers and watch the "how to" video

Masonry Work

Neighbors are reporting aging masonry in stone steps and driveway medians. The Board is starting the discovery process for vendor and cost analysis. Not for immediate work, but in consideration of this being our next necessary basic maintenance effort

Street Sealing Project

Wildcat, our street sealing vendor, recommends the work to be conducted during the day. The streets need to sit, undriven, for at least 24 hours.

Will target a Monday-Tuesday timeframe

Will delay trash pick-up for one week

Will delay landscape service for one week

First option is May 14-15, rain plan is May 21-22

The parking situation during this time might be challenging for some. We will pull together as a community to make it happen and support each other. The Board will craft a parking plan

Next Board meeting, April 26, 7pm

February 15, 2018

All 3 Board members present in addition to Kirk from Sentry Mgmt

Shutters

The Gates shutter service plan is to replace 50 shutters per year until all have been replaced

Hennie DuPreez of Dupbel Millworks Inc to receive go-ahead to start Spring round of replacements

He will replace 31 shutters now, then return in the Fall for final 2018 round

Hennie will also investigate peeling paint issue on certain shutter types and report back his findings

Street Sealing Project

Late April is our desired target to have the streets done. Before that we plan to have curbs repaired. Lastly the curbs will be painted.

Board will craft a parking plan for this event at our March meeting.

Curbs

Have received quote of \$5875 for painting and includes pressure wash. This is within budget for the project.

Awaiting quotes on curb patching and repair

Other Business

County water leak at corner of Hames/Kennesaw has been repaired

Sod to be replaced

Next Board meeting to be held March 22, 2018

January 11, 2018

All 3 Board members present in addition to Kirk from Sentry Mgmt

New Board member roles:

Dave Goepfner – President

Alicia Skutt – Treasurer

Jack Lowe - Secretary

Pipes

Sewer clog affecting homes 600, 602, and 604 has been repaired. Large landscaping elements have been replanted along with pine straw mulch to prevent erosion

The type of connector used in the pipes prevented snaking to solve the problem, hence the large excavation project

Project fees (TBD upon receipt of invoice) will be paid out of contingency funds

Home 638 pipe leak - The TJ Lyle leak was a device malfunction (not related to workmanship) and was covered under warranty.

Shutters

Board is aware of new loose shutters. These will be repaired at the next regular visit by Henning

60 shutters to be replaced in 2018

Continue to notify any Board member of loose shutters. It will always be more efficient to know the affected floor level each time so Henning can bring the right ladder

Painting

Next round of exterior painting will likely begin in the Fall across the neighborhood

Painters will return to previous homes to help with stuck window issues. A letter to this affect has been sent to all homeowners this week with instructions

Road Resurfacing

Board hopes to have tight estimates on curb repair and resurfacing project early this spring

Next Board meeting is Feb 15, 7:00PM