



Third Quarter 2022 Newsletter

Hello Neighbors! Here's the third quarter. Please take a few minutes to read through it as it contains important and helpful information.

Water System

The board and our attorney had a mediation meeting on June 14th with the two defendants and their attorneys. While we were not able to settle matters during the mediation, we have continued having conversations and are hopeful to have some form of resolution this fall. We anticipate having more information to share in our 4Q Newsletter or at our annual resident meeting in December.

Garbage Cans

Our garbage day is on Friday. Please do not put your cans out before 7:00 pm Thursday and please put them back **in your garage - not in your driveway** by 7:00 pm on Friday. Violation notices will start going out soon if your garbage can is left outside. Garbage cans must be stored inside your garage.

Pressure Washing Walkways and Front Steps

Volunteers have decided to start pressure washing a few units on Friday afternoons. Work started on August 12th with units 1220 and 1222 at the front of the neighborhood. We are asking residents to help offset the cost of the bleach and the gas by donating \$5 per home. You can drop off the money with Kathy Kilgore at 617. If you are interested in helping with the pressure washing, we will meet at the Gazebo at 2:30 pm on most Fridays beginning Sep 2nd.

Covenant Violations

Umbrellas - Residents need to submit an Architectural Control Form (this can be found on the gates website) if you wish to have an umbrella on your deck. Umbrellas must be pre approved, be a neutral/natural color, and be kept closed when not in use.

Outdoor decorations - Residents are allowed one potted plant on the front stoop of their unit. No yard art is permitted. Yard art includes statues, sculptures, etc.

Flags - Our covenants prohibit any item from protruding the vertical plane of the deck and/or exterior walls of units. This includes flags. However, the HOA has made an exception for the US flag to be flown on patriotic holidays only. Please do not fly flags on a permanent basis.

Decks - Rotting/peeling/warping decks are a covenant violation. Decks must be maintained and stained using the approved color (which can be found on our website under Forms and Documents/Deck Stain. Note – decks can only be this color – not two-tone, etc.

Rodents - please do not leave food of any kind on your decks, as this attracts rats.

Window screens - If you have screens up, they must cover all openable windows (except dormer windows) and must be in good condition (no holes, bent frames, etc)

Please visit the Gates website at www.gatesatparksidevillage.com for information concerning our covenants, documents, etc. The pw is GPV2022.

Gutters & Fascia/Soffits

Our current plan is to begin replacing our roofs and gutters in 2025 doing a third of the neighborhood each year for 3 years. Our current gutters are too small for the square footage of the roofs, so water often overflows contributing to some soffit and fascia damage.

Our next painting cycle will begin next year. Again, we will do a third of the neighborhood each year for 3 years. It is most economical to address fascia and soffit issues during the painting process - as there are economies of scale with equipment and we have more negotiating power. Ultimately, however, the fascia and soffits will continue to be an issue until we are able to replace our roofs and gutters.

We are currently looking at economical ways to do a short term fix on certain areas of our gutters where they have pulled away from the fascia. We hope to have the loose gutters refastened this fall.

Do You Know How to Fly a Drone?

Are you good at flying drones? If so, the HOA Board needs your help. We purchased an inexpensive drone to help us inspect issues related to our roofs, gutters, etc. Unfortunately, none of us are very knowledgeable or experienced with drones. To avoid having a flying object crash into someone's window, we'd appreciate a volunteer to give us a hand. If interested, please contact one of the current board members.

HOA Property

Since we have several new residents, it's worth mentioning what is HOA property and what is the homeowners' property. Homeowner's property is the inside of the unit, the doors, the windows, and the decks. HOA property includes the steps, landscaping, driveways, brick/stone, roofs, gutters, soffits, and fascia.

Annual Meeting

Our annual meeting will occur in December. You will receive information in the mail a couple of weeks prior. The meeting is normally held at Grace Church on Kennesaw Ave. This year we will be voting on a new board member. It is a two-year term. Ideally the person will be strong in financial planning so that when the other two board members roll off in December of 2023, the new member can maintain the same level of financial review and budget oversight. If you are interested in being on the board, please reach out to one of the current board members.



Fourth Quarter 2022 Newsletter

Hello Neighbors! Please take a few minutes to read through this as it contains important and helpful information.

Annual Meeting

This will be held on Monday, December 5th, 7 pm at Grace Church on Kennesaw Ave. Please plan on attending as we will be reviewing important neighborhood information and electing a new board member. Please consider running for the open position. Prior budgeting experience is welcomed but not required.

Holiday Decorations

Please limit the number of decorations on the steps to your unit. Ample room is required. Extra decorations can become a trip hazard for delivery people, etc. As a reminder, the front steps are actually HOA property and we need to limit our risk of an insurance claim. Our insurance premium is our largest monthly expense so we don't want to see this grow due to an accident.

Shortcuts through the neighborhood

If you are walking through the community and going in between the buildings (for example, walking your dog), please be respectful of your neighbors living in the end units and avoid doing this too late in the evening or early in the morning.

Housekeeping

- Just a reminder that garage doors are to be kept closed. Your garage and car may be beautiful, but people don't really want to look at them all day.
- Guest parking is for guests. Residents must use their garage/driveway.
- Garbage cans must not be put out prior to 7 pm the night before and need to be placed back in your garage by 7 pm on the day of pick up.
- Drive slowly - we do not have sidewalks so our streets are busy with walkers and pets. Let's protect them by keeping a safe speed in the neighborhood.
- Please pick up after your dog and always use a leash when walking. We will need to start issuing fines if the problems continue. Let's please avoid this.
- Flags - while US flags are allowed, there is still the rule in our covenants about flags "penetrating the vertical plane" of the buildings which applies to college flags, decorative flags, etc.

Thank You

At the end of each year we like to give thanks to neighbors who have gone above and beyond in the past year. Here are some that stand out (please forgive us if we have left anyone out):

- Kathy Kilgore for all her hard work managing our landscaping and giving up her Wednesdays to work with the crew.
- Rich Robinson and Steve Weaver for donating their time and sweat to pressure wash the front steps, walkways, gazebo and curbs in the community.
- Bob Wanex for managing our pump station

Social

The Social Committee is looking for new members. Please contact Cami Legacy at 706.506.2239 or crl30161@yahoo.com All ideas are welcome

Social Committee brainstorming ideas for Nov/Dec include: writing cards to the troops, candles in windows, caroling, cookie swap.

On Halloween we held our first adult trick-or-treat. It was a big success. Here are some pictures from the evening:

