



Spring 2023 Newsletter

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

Stay Alert

We recently had two issues in our community. The first was that somebody vandalized one of our gazebo lighting fixtures. It appears they smashed it with a baseball bat. Now the community needs to pay to replace the light(s) - which costs all of us money.

The other issue was somebody going through the neighborhood late at night checking car doors to see if they were open - presumably to steal anything that was left in the vehicle.

Insurance Deductible

Late last year we notified everyone that the insurance deductible was going up to \$75K. This is the amount that residents were to be responsible for in the case of interior damage. Ultimately we were unsuccessful finding a suitable policy so the deductible for 2023 is set at \$25K. This means your interior contents and fixtures insurance coverage needs to be for at least \$25K (before the HOA policy kicks in). If our agents eventually find a policy that provides what we need with a \$75K deductible, we then make a change. If you need more information about our insurance policy, see www.gatesatparksidevillage.com, Forms and Documents, Property Insurance. The PW is GPV2022

Rats

As the weather improves and you start spending more time on your deck, please remember that we have a lot of wildlife in the area - including rats. If you leave any food on your deck, you will attract visitors. This includes BBQ grills. If you do not clean your drip tray or the grill itself, your deck will become a popular spot for lots of critters.

Shutters

During March there will be a handful of shutters that will be removed and replaced. Our shutters are a unique size so they need to be fabricated by hand. If you have a shutter that is removed by our vendor, they will likely have the new shutter up within 3 to 4 weeks.

Painting

Every 5 years we begin a new painting cycle - with one-third of the community done in years 1, 2, and 3 - and no units painted in years 4 and 5. The next cycle (year 1) will begin this spring. The first units due to be painted are the 4 buildings surrounding the north island. Work will likely begin in late April or early May (after the pollen season). Note - you will need to remove your

window screens while the painting is done and your windows unlocked. We will provide more information as the time gets closer.

Housekeeping

- 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. Other than this time period, all garbage must be stored in your garage. If you are going to be away, please make arrangements with your neighbor to put your garbage can back inside your garage.
- If you are missing a recycling bin, please see Rich Robinson in unit 622. An extra bin mysteriously appeared in his driveway one day.
- Guest Parking spots are very limited - so they are for guests only. Residents must park in their own garages and driveways.

HOA Property vs Resident's Property

The following is a list of HOA property: common grounds and landscaping - including in front, alongside, and behind each unit, steps, front porches, railings, mailboxes, exterior brick & stone, window frames/trim, gutters, roofs.

Residents own and are responsible for: decks, windows, and doors. Each of these must match the neighborhood standards (for color and design).

Address Numbers in Back of Units

The board has received requests from a few residents to add their address to the back of their units. In order to ensure a high-end, cohesive look to our community, the board has approved the following plaque for use:

- Smartsign.com
 - Address Plaques
 - 6.25" x 11.5" rectangle, item # WP-3001 (\$47.65)
 - Bronze/Gold
- The placement for the plaque is centered on the header under the lower deck
- These are high-quality cast aluminum signs that will perform well in the weather and will fit in aesthetically to our community
- See Unit #620 for an example of the plaque and the placement
- Note: Residents do NOT need to add their address to the back of their units. This is optional and is at the expense of the resident.
- Use of a different sign or location will not be allowed



Summer 2023 Newsletter

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

Painting

We just completed work on the first 4 buildings of the new painting cycle. Below is the 3 year schedule:

2023 = Buildings 616-622, 607-613, 617-623, and 630-640. 18 units in total. These 4 buildings were last painted in 2017.

May, 2024 = Buildings 608-612, 600-604, 590-596, 1221-1229, and 1220-1230. 21 units in total.

May, 2025 = Buildings 576-580, 568-572, and 567-577. 12 units in total.

We are using Dixon Painting. They do a great job, including carpentry, and their response to warranty claims is excellent. The warranty from Dixon is 5 years. Residents need to forward any warranty requests to the HOA Board for processing. Residents should not contact Dixon directly - as the HOA is the customer of record. Re carpentry repairs, Dixon is using PVC so the work they are doing should last a long time.

Dog Waste

Unfortunately this continues to be a problem so we've had to take the next step of having Sentry Management implement a \$150 fine for offenders. Not only is the waste unsightly, but it is also unsanitary. Let's all be good neighbors and pick up after our dogs.

Parking

There are a limited number of guest parking spots in our neighborhood, so please use your garages and driveways for parking your vehicles vs using guest parking.

Garbage Cans

It's summer and it's hot out. Garbage cans put out too early or put back too late are not only an eyesore, but they smell. Please remember to wait until 7 pm on Thursdays to put your garbage out and please move the cans back into your garage by 7 pm on Fridays.

Roofs

It's time to start the replacement cycle for our roofs and gutters. The gutters installed by the builder are too small for our roofs (they are only 4") - so they need to be replaced.

The current shingles are wearing thin and were not installed very well. In some cases we are missing a drip edge from the roof to the gutter - resulting in water going behind the gutters.

Also, the current shingles are "builder-grade" 3 tab, which are rated for winds of just 60 mph and often fail by 15 years of age. Lastly, the flashing installed by the builder around the dormers and pipe vents, etc. have sometimes failed, resulting in water in people's homes.

We've been spending over \$10K a year just to make spot repairs to the roofs and gutters.

The best way to schedule the replacements is to follow the painters - in order to protect the work they are doing. As such, the first buildings to receive new roofs and gutters will be Units 607-613, 617-623, and 630-640. This work is planned for later this summer - most likely in late August/early September.

Whereas the painting cycle occurs over 3 years, the roofs/gutters cycle will need to be done over 4 years - for financial purposes. Here's the roof/gutter schedule for future years:

2024 = Units 606-612, 616-622, and 1221-1229

2025 = Units 590-596, 600-604, and 1220-1230

2026 = Units 567-577, 568-572, and 576-580

The new gutters will be 6" vs 4" - so they will be appropriate for the square footage of our roofs. In addition, drip edges will be installed, ProArmor synthetic underlayment will be installed, all the valleys and roof penetrations will be lined with ice and water shield, all new flashing will be installed, new ridge vents will be installed, all boot covers will be replaced, and most importantly, the shingles will be replaced with Owens Corning TruDefinition Duration shingles. These are rated for winds of 130 mph (vs 60) and will have algae protection to prevent the staining that we see on our current roofs. The best part is that our new roofs will be covered by a 20 year warranty.

Now for the not so good news. The capital plan that was commissioned 10+ years ago did not anticipate the spike in inflation that we've experienced since the pandemic. As a result, the final replacement cost of the roofs and gutters is going to end up costing \$100,000 more than planned (this is for completing all 51 units).

To make this work financially, we will temporarily need to dip negative in the Roofs Reserve. The budget will then be adjusted in the future to restore the Roofs Reserve. To do this, once the water loan is paid off in 2027, we will reallocate the portion of the dues going to the water loan to instead go to the Roofs Reserve. This means that dues will stay in the \$579 to \$599 range through 2031.

Note 1 - only the actual Roofs Reserve account will be negative - and this is temporary. Between now and 2031 we will always have at least \$100K in *total* reserves, often much more.

Note 2 - re the capital plan, the only major project that we still have remaining is repaving the streets - and this is more of a like-to-do vs a must-do.