



**WELCOME TO GATEWAY GREENS**  
**JULY, 2020**

Welcome to Gateway Greens and congratulations on the purchase of your single-family home, townhouse or condo unit. Whether you are a longtime Gateway Greens resident or a new Owner, this welcoming document is intended to provide you with the most basic information about our Community.

Gateway Greens is a gated, deed restricted community of approximately 1325 homes and condo units governed under a single Master Homeowners Association, the Gateway Greens Community Association, Inc. The Association's governing documents, including the Declaration and General Protective Covenants, Articles of Incorporation and By-Laws along with the Community's Rules and Regulations, Design Review Manual and Dwelling Live Entry System can be found on the Community's website, [www.gatewaygreens.com](http://www.gatewaygreens.com).

The Gateway Greens Community Association, our Master Association, is organized to promote the recreation, health, safety, aesthetic enjoyment and social welfare of the Owners. All Property Owners are members of the Master Association, which is governed by five (5) Governors elected by the Owners for two- year terms. Typically, the Board meets the 3<sup>rd</sup> Thursday of every month at 9:00 AM at the Club at Gateway. All regular and special meetings of the Board and its Committees are open to the Parcel Owners in the community. The Agenda of all meetings is posted 48 hours in advance of the meeting on the Notice Boards located at each entrance or exit to the community and on our Community website.

The following is a list of things you need to know about living in Gateway Greens:

***Quarterly Dues Payment***

More than one-half of our Owners live within one of our sixteen (16) Neighborhood Associations. These sub- Associations are either Homeowner or Condo Associations with their own Covenants, Articles of Incorporation and By-Laws and Rules and Regulations. These Neighborhood Associations are identified in the Community's website. Owners living within these Neighborhood Associations pay their quarterly assessments of the Master Association directly to their Neighborhood Association, who then is responsible for paying the Master. All other Owners pay directly to the Master Association, i.e., Alliant Property Management. Coupons for these quarterly assessments are mailed to all Owners NOT living within a Neighborhood Association in December of each year. Quarterly payments are due and payable on Jan. 1, April 1, July 1 and Oct. 1 of each year. A Direct Debit Form is enclosed so your dues can be paid automatically from your bank account each quarter to avoid any late payment penalties. Please complete and return the form as soon as possible to the address provided.

### ***Recycling and Garbage Pickup***

Recycling and yard wastes are collected every Thursday and trash collection is every Friday. In the event of a Holiday during the week, collections are moved back one (1) day to Friday and Saturday. Recycling collection containers (blue wheeled boxes) are provided by Waste Pro. Their number is 239-337-0800.

### ***Design Review***

Any exterior changes to your home and/or property, including significant landscaping changes (including tree removal) requires Design Review Committee approval. The Design Review Committee typically meets the 2<sup>nd</sup> Wednesday of the month at 3:00 PM at the Club at Gateway and is open to the Owners. Design review change forms are located on the Community website and are to be submitted to Alliant Property Management by the Friday preceding the Wed. Committee meeting. All forms can be submitted on-line.

### ***Bulk TV & Internet***

Basic bulk Cable TV and Internet service from Comcast is included in your regular quarterly assessment effective July 1, 2020. Additional services, including telephone and channel offerings can be purchased directly from Comcast by calling 800-XFINITY or visiting [www.xfinity.com](http://www.xfinity.com). All Owners in Gateway Greens should have received an update from both Comcast and the Master Association the first week of July, 2020.

### ***Water***

Potable water, wastewater, irrigation (reuse) and stormwater sewer service issues and billings are the responsibility of the Gateway Services Community Development District (CDD). The District can be contact at 239-561-1313 or visit their website at [www.gatewaydistrict.org](http://www.gatewaydistrict.org).

### ***Access Control***

Access Control in our Community is managed by our Access Control Team and Weiser Security Services, whose officers attend the Main and Westlinks Gates. The Association's new Entry System, Dwelling Live, is under the management of our individual Resident Owners. Each Owner is responsible for activating their Dwelling Live account and entering their guests and vendors and vehicle registration information. All Owners are encouraged to go to the Community website and activate their accounts. If you do not have your password for Dwelling Live, you can contact our Access Control Staff at [VMS@gatewaygreens.com](mailto:VMS@gatewaygreens.com) and request this information.

### ***Street Parking***

Parking on all streets within the Gateway Greens community is prohibited from midnight to 6:00 AM. Owners needing to park on the street during these hours can obtain a temporary permit from the Main Gate in person or by going to [VMS@gatewaygreens.com](mailto:VMS@gatewaygreens.com). Violators will be towed at their own expense.

### ***Pets***

Pets must always be leashed and cannot be left outside or unattended on your property whether in the lanai or fenced areas. Pet wastes must be picked up and disposed of properly by all pet Owners.

### ***Property Rental***

Owners of property in Gateway Greens, regardless of their Neighborhood Association rules, cannot lease or rent their property more than three (3) times in any calendar year, nor can leases or rental be for less than 30 days. Each lease or rental, in addition to any Neighborhood Association requirement, requires the approval by the Master Association's management company, Alliant in advance of the lease or renter taking occupancy. **Until the Owner has an approved Notice of Lease form approved by Alliant, the tenant will not receive an entry pass to the community.** Owners desiring to lease or rent their property should contact Alliant at 239-454-1101 for any questions.

### ***Property Inspection***

All properties within Gateway Greens, whether or not in a Neighborhood Association, must be in compliance with the Association's Governing Documents, Rules and Regulations. All properties are inspected monthly by our Property Management firm, Alliant, for violations of our Covenants, such as the cleanliness of roofs and driveways, proper landscaping and maintenance thereof, concealment of trash containers, etc. Violators will receive a Notice of Violation, and if not timely corrected, will be subject to fining.

**Please make sure to register for our website, [www.GatewayGreens.com](http://www.GatewayGreens.com) for a wide range of information to include quarterly financials, Dwelling Live. calendar events, alerts and more.**

**Congratulations and welcome to Gateway Green!**