

GATEWAY GREENS COMMUNITY ASSOCIATION, INC.

A WELCOME TO GATEWAY GREENS

AND NEWSLETTER

DECEMBER, 2022

Happy Holidays and Welcome to Gateway Greens! Whether you are a new Owner or a longtime resident, this combination Welcoming letter and Newsletter will provide you with basic and current information about our Community.

Gateway Greens is a gated, deed restricted community of over 1400 single family 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 our ISN Entry System can be found on the Community's website at www.gatewaygreens.com. The Association has updated its website and introduced a Community communication portal. In essence, Owners log-in on www.gatewaygreens.com to access their own personal website page that will provide up-to-date documents, a directory, service requests, work orders and much more information about your account and Community. This site will also allow the Association to communicate with you regarding announcements and other important information by e-mail or text. **Please note that it is the responsibility of all Owners to keep their e-mail addresses, phone numbers, etc. current with the management company office to avoid interruption in communications between the Association and you as the Owner.**

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 3rd Thursday of every month at 9:00 AM at the Club at Gateway; however, during and since the COVID pandemic, all Board meetings have also been virtual via ZOOM. Owners can call into the meetings via ZOOM and ask questions via "Chat". 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 web-site.

The Gateway Greens Master Association Offices, i.e., both our Property Manager and Access Control Director are located in the County Club's Golf Maintenance Bldg., which is located at the far west end of Gateway Greens Drive just past the Tennis Courts. Lorey Seech, our CAM and Walt Rosado, our Access Control Director are located in the first two offices. The outside door is marked "Gateway Greens Community Offices".

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

Quarterly Dues (Assessment) Payment

More than one-half our Owners live within one of our sixteen (16) Neighborhood Associations (NAs), such as Callaway Greens, Summerwind, Champions Green, etc. 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 Community's web-site. **Owners living within these Neighborhood Associations pay quarterly assessments for both the Master Association and their Neighborhood directly to their Neighborhood Association. NAs are then responsible for paying the Master Association.**

All other Owners pay directly to the Master Association, i.e., Alliant Property Management. Coupons for these quarterly payments are mailed to all Owners NOT living in a Neighborhood Association in December of each year. If you have not received your Coupon Book, please contact Alliant at 239-454-1101. Quarterly payments are due and payable on Jan 1, April 1, July 1 and Oct 1 of each year. If not paid and deposited within thirty (30) days of the due date, non-refundable late fee and interest will be charged to the account. These late fees and interest will not be waived. A Direct Debit Form, which is on our web-site, makes it possible that your dues can be paid automatically from your bank account each quarter to avoid any late payment penalties.

The Association's 2023 budget is \$3,040,926, which includes a \$240,000 allowance for Capital Reserves. This budget creates our Quarterly Assessment of \$505 for 2023. Over 45% of our budget is allocated to our Bulk Cable TV/Internet agreement with Comcast, which benefits all Owners.

Capital Reserve Payments at Closings

Per our Master Association Covenants, the Association collects a Capital Payment of \$2500 at the initial purchase of any new single family and/or condo unit. A Capital Resale Payment of \$1250 is collected at all subsequent resales of the property. These amounts are subject to change by the Association's Board of Governors. **The Association also collects a Membership Lease Payment of \$150 or the maximum amount allowed by Statute every time a single family or condo unit is leased, including all extensions and renewals.** These payments are assessed to make purchases for and improvements to the Association's Common Areas and to purchase initial and future equipment and supplies.

In 2022 year to date, the Association has experienced over 120 property transfers (sales) and approved over 200 leases of units.

Recycling and Garbage Pickup

Regular household trash, recycling and yard wastes are collected every Friday. In the event of a Holiday during the week, collections are moved back one (1) day to Saturday. Recycling containers (blue wheeled boxes) are provided by Waste Pro. Their number is 239-337-0800. Waste Pro requests residents leave at least five feet between regular and recycle cans to allow their equipment room to operate. All fees for this service are included in your Property Taxes.

Design Review

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

makes the meeting agenda. Design review change forms are on the Community website at www.gatewaygreens.com and can be completed and submitted on-line.

Special Assessment---Hurricane Ian Damage and Irrigation System Controller Replacement

On Sept. 28, Hurricane Ian hit Gateway Greens and SW Florida with its 120-150 mph winds. While our Community was spared the storm surge and flooding that our coastal friends experienced, we did sustain significant damage with numerous Oak and Palm trees being uprooted and landscape debris everywhere, on our roads, sidewalks and throughout our Common Areas. Over \$55,000 was incurred in the first two months after Ian and another \$233,000 has been approved to complete the clean-up and provide for landscape restoration. This cost is over and above the removal work performed by FEMA at no cost to our Association. This unexpected expense is typically covered by our Retained Earnings. In order to replenish our Retained Earnings fund, this portion of a Special Assessment equates to \$205 per house/condo unit.

The Association's Master Irrigation Controller System is over 30 years old and in need of major replacement. The Association filed a grant application last Spring with the State to hopefully fund up to 50% of this cost; however, the State ran out of funding before it could get to our project. The 2021 Capital Reserve Study anticipated funding this project with a 10-yr. loan; however, with higher interest rates, the Finance Committee recommended the funding be via this Special Assessment. This cost equates to \$320 per house/condo unit.

Accordingly, the Association will be discussing at their Dec. 15th meeting, a one time Special Assessment in the amount of \$525 per house/condo unit, of which \$205 would be due and payable by Jan 30, 2023 and the remaining \$320 due and payable by June 30, 2023.

Bulk Cable TV and Internet from Comcast

COMCAST provides the basic bulk Cable TV/Internet service with new fiber optic cable to the home under the new 10-yr. agreement effective July 1, 2020. As noted previously, cable and internet service fees are included in your regular Quarterly Assessment. Any additional services such as a cable-based telephone or premium TV channels can be purchased directly from Comcast by calling 800-XFINITY or visiting www.xfinity.com. As of August 23, 2022, over 99% of our Owners had fiber activated. Comcast is now in the process of removing all of the original co-axial cable equipment. **Under the new agreement, all Owners receive delivery and set-up of a XB3 Wireless Gateway (Modem), X1/DVR and 2-Companion Boxes (wired or wireless).**

Comcast has just announced a new feature called "Xfinity Assistant" which allows Property Owners and Tenants to obtain information regarding unplanned and planned outage and notifications when resolved. The easiest way to access this Xfinity Assistant is by going to xfinity.com/assistant.

Public Utilities

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

Access Control and Gate Entry System

Access Control in our Community is managed by our Access Control Director, Walt Rosado, who can be reached at 239-990-6647 or Walter@gatewaygreens.com. Community access, i.e., gate entry is monitored by Domestic Protection Services (DPS), who provides the guards who man our Main and Westlinks Gates. The Main Gate is manned 24/7 and the Westlinks Gate is manned from 7AM to 7PM on M-F and 10 AM to 6 PM on Sat and Sun. DPS also provides a Rover Patrol Officer, who drives the community from 11 PM to 5 AM every night.

Our Association's current Entry System, dwellingLIVE is being replaced by ISN, the same firm that manages entry to Fiddlesticks, Renaissance and Miromar Lakes developments. As of Dec 1, both the Hidden Links and Champions Green Neighborhood Associations have connected to this new system. Hammock Cove is scheduled to connect and get their new transponders the second week of December. Since it takes approximately 2 days to register and activate every 100 Owners, it will take approximately 45-60 days to register all of Gateway Greens. E-mail Notices will be sent when it is your Neighborhood's time to get activated. During this conversion process and ISN activation, all current transponders will continue to work at all gates, except Hidden Links. Owners desiring to visit Hidden Links simply need to contact the Owner in that community and get the daily entrance code and they will be able to enter Hidden Links. **When approximately 90% of Gateway Greens has been ISN activated, the new transponders will work at the gates of both communities and the dwellingLIVE transponders will be deactivated. Under this new system, Portable Transponders will no longer be issued nor required. All Owners will receive two (2) Complimentary Transponders, either windshield or headlight mounted by Staff. Additional transponders for Guests/Vendors or Tenants can be purchased for \$10 each. Again, transponders cannot be moved from vehicle to vehicle, new transponders must be purchased. The e-mail notification will include the location where to bring your vehicle and registration form where an Access Control Team member will affix the new transponder to your vehicle and register it to your ISN account.**

Owners should now be fully aware that Commercial Vehicles entering the Community MUST DO SO through our Westlinks Gate. Please notify all of your vendors of this requirement as they will not be allowed to enter at the Main Gate at any time.

Our Access Control Staff, including our Vendor's guards and officers, are not police officials. If you feel threatened or observe anything suspicious, immediately call the Lee County Sheriff's Office (LCSO) at 239-477-1000 and report the incident.

Finally, the Association is providing EMERGENCY ONLY phone numbers for Owners to directly contact our guards at both the Main and Westlinks Gates. This opportunity is solely for emergencies and not asking guards to let unregistered guests/vendors into the Community. With the new ISN entry system, this option of last minute calling the guards is no longer necessary and certainly is not an EMERGENCY. The Emergency Gate Numbers are as follows:

Main Gate-----239-561-1028

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 Walter@gatewaygreens.com. Vehicles will be towed at the Owner's expense for violation of this requirement. Parking is also prohibited on grassed lawn areas and sidewalks.

Pets

Pets must always be leashed and cannot be left outside or unattended on your property whether in the lanai or fenced areas of your property. Invisible fences are not permitted.

Leasing of Units

Property Owners in Gateway Greens must meet both their Neighborhood Associations and the Master Associations rules and regulations pertaining to the lease or rent of their property. The Master Association limits leasing/rentals to no more than three (3) times per unit in any calendar year AND each lease or rental must be for a minimum of 30-consecutive days or more. Each new lease or rental and renewals requires the approval of the Master's CAM, Alliant Property Management. All application forms and related documents must be submitted to Alliant at least 14 days before taking occupancy. Until the Tenant has received approval from Alliant, Community entry credentials will not be handed out. Owners desiring to lease their property should contact their Neighborhood Association and Alliant for any questions. All Lease of Unit forms, etc can be found on the Association's website at www.gatewaygreens.com.

Property Inspection

All properties within Gateway Greens, whether or not in a Neighborhood Association, must be in compliance with the Association's 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 the Association's Fining Policy.

Forms

In a community with over 1400 Owners, communication is not only critical, but essential. The HOA's Board can most effectively communicate with its Owners via "blast e-mails". However, in order to do so, EVERY OWNER must complete and sign the Owner Contact Information Form, as prepared by our Property Management firm, Alliant. A copy of this form can be found on-line at our website. Another significant aspect of our Community is the new ISN Entry System. It is imperative that all Owners/Tenants activate their ISN account and populate it with your Guests/Vendors. Finally and as noted above, Leasing of Units requires Alliant approval. All application forms, etc can be found at our website.