

GATEWAY GREENS COMMUNITY ASSOCIATION, INC.

A WELCOME TO GATEWAY GREENS

AND NEWSLETTER

JUNE 2023

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, forms and applications, 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. This can be done by fully completing and returning to Alliant, their Owner Contact Information form.**

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, 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, 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 on the Community's website www.gatewaygreens.com. **Owners living within these Neighborhood Associations pay all regular quarterly HOA fees (including the Master's) directly to their Neighborhood Association who is 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. 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, interest will be charged to the account. These fees 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 currently 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, the Association experienced over 120 property transfers (sales) and approved over 200 leases of units.

Recycling and Garbage Pickup

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. All fees for this service are included in your Property Taxes.

Design Review

Any alteration or addition to the exterior of your home and/or property, including, but not limited to landscaping alteration or additions (including tree removal and planting of new trees), painting of the exterior of your home, including driveways, lanai extensions, patio extensions, fences, roof replacement, all require Design Review Committee (DRC) approval. Review the DRC rules and regulations for additional information. GGCA's rules and regulations regarding Design Review will be strictly enforced. 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. Design 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. All forms can be submitted on-line. Forms submitted after Friday may not make the agenda of the next meeting.

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, our damage was primarily confined to numerous Oak and Palm trees being downed 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 covered by our Retained Earnings "disaster" fund but will unfortunately leave our retained earnings balance too low. In order to replenish our Retained Earnings fund, the Board approved a \$205 Special Assessment per house/condo unit for IAN-related damage which was due January 31, 2023 from all homeowners of record as of January 1, 2023.

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, higher interest rates make borrowing funds to cover these expenses less desirable and the Finance Committee recommended the funding be via a Special Assessment. The Special Assessment for the Irrigation Controllers equates to \$320 per house/condo unit and was due and payable for Owners of record on June 1, 2023.

Both Special Assessment were assessed by the Master Association directly to all Owners and NOT thru the various Neighborhood Associations. Accordingly, all payments of these two (2) Master HOA special assessments should be made directly to Alliant---The Master Association's Property Management Company.

Bulk Cable TV and Internet from Comcast

Basic bulk Cable TV/Internet service is provided from Comcast via a 10-yr. agreement effective July 1, 2020. As noted previously, this fee is included in your regular Quarterly Master Association HOA fees. Additional services, including telephone and expanded channel offerings can be purchased directly from Comcast by calling 800-XFINITY or visiting www.xfinity.com. Under this new agreement, Comcast has installed new fiber service to all addresses in Gateway Greens. 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. 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 7 AM to 3 PM on Sat and 10 AM to 6 PM on Sun. DPS also provides a Rover Patrol Officer, who drives the community from 11 PM to 5 AM every night.

As of March 31, 2023 our Association's entry system has been totally converted from dwellingLIVE to ISN. All Gateway Greens' Owners receive two (2) complimentary "red" transponders. Additional transponders can be purchased for \$10 per vehicle. Registration forms for Owners, Tenants, Guests/Visitors and full Country Club members living outside Gateway Greens can be obtained at our Access Control Office at the Golf Maintenance Bldg. **To obtain a transponder, an appointment needs to be scheduled with our Access Control Director, Walt Rosado by either calling him at 239-406-1692 or e-mailing him at Walter@GatewayGreens.com.** Vehicles must be brought to the office where new transponders will be affixed to your vehicle by Access Control Staff. **Portable transponders are no longer available for use in Gateway Greens.**

Guest/Visitor and /or Vendor entrance to the Community is provided using the ISN App, which is available to all Owners and Tenants. Owners and Tenants can find ISN Access Control information on our website. This includes the Step-by-Step ISN Login Process and ISN Community Notice. **This is the ONLY manner in which guests/visitors and vendors can be registered and allowed entrance into the Community.** Our Gate House guards DO NOT have the ability to register guests, visitors or vendors into the Community for Owners as this must be done on your own personal ISN account. Any Owner or Tenant having problems downloading or populating their ISN account should immediately contact Walt Rosado.

Owners should now be fully aware that Commercial Vehicles entering the Community MUST DO SO through our Westlinks Gate at 12331 Westlinks Drive for GPS guidance. 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 ONLY Gate Numbers are as follows:

Main Gate (EMERGENCY CALLS ONLY) 239-561-1028

Westlinks Gate (EMERGENCY CALLS ONLY) 239-561-1048

DO NOT PHONE THE ABOVE EMERGENCY NUMBERS FOR PHONING IN GUESTS, AS THESE REQUESTS WILL BE IGNORED.

Golf Cart/LSV Annual Registration

While Golf Carts and LSVs (Low Speed Vehicles) may be driven on Gateway Greens' private roads, they must be registered with our Association. This applies to Owners, Tenants, Guests and Club Members living outside Gateway Greens. Owners will need to bring proof of insurance to our CAMs' office, complete the current Registration form and our CAM will place a current decal on the cart.

All Golf Cart/LSV operation will be in accordance with standard traffic rules and regulations and in accordance with the Association's Golf Cart Policy, which can be found on the website. Effective July 1, 2023 all Golf Cart drivers must be either 15 years of age with a beginners permit and accompanied by an adult or at least 16 years of age with a current, valid driver's license.

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. Pet Owners must pick up pet wastes.

Leasing of Units and Short-Term Stays

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.

A short term stay is defined as a guest occupying a unit on a temporary basis (15 days or less during any 12 month period) and staying at the invitation of the Owner, without the payment of consideration. Any person who is NOT a family member, and who resides for more than 15 days must have a Lease approved by Alliant. **The above short term stay conditions assumes the Owner is present. No Owner shall allow the use of their unit, other than to family members, to guests for more than 3 days without the Owner being present.**

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.

Important Issues

- No Commercial Vehicles can be parked in Driveways or Parking Areas overnight between Midnight and 6:00 AM.
- No garage doors shall be left open and unattended, especially at night
- No tailgating into or out of any gated entrance or exit.
- No speeding or violation of STOP signs. The Lee County Sheriff's Office will be issuing citations for these violations.
- No walking or riding vehicles or bicycles around the Country Club's Private Property
- No fishing on other Owner's property
- No motor homes, recreational vehicles or other vehicle with more than four (4) wheels shall be permitted to be parked overnight in the driveway of any unit unless fully enclosed within a garage with the garage door down.
- No guests, visitors or vendors will be allowed into the community unless you input their names into on your ISN account OR you, as the Owner, have given them the six- digit entry code or a QR Code. The Guards at the Main Gate and Westlinks Gate do not have the ability to input your ISN account so as to admit last minute guest/vendor entry.