

# Gateway Greens FAQs

The answers below are intended to cover our residents' most commonly-asked questions. If you don't find an answer to your question, please send your inquiry to [lore@alliantproperty.com](mailto:lore@alliantproperty.com).

The FAQs are categorized in the following topics to ease your search:

- A. Association Terminology**
- B. Gateway Greens Management**
- C. Association Dues and Issues**
- D. Your Home**
- E. Vehicle-related**
- F. Other**

## **A. Association Terminology**

### **1. What is a Homeowner Association?**

A homeowner association (HOA) is an organization in a subdivision, planned community, or condominium building that makes and enforces rules for the properties and residents. Homeowner associations are run by a board and typically collect monthly or annual fees to pay for common area maintenance and the upkeep of facilities. Those who purchase property within an HOA's jurisdiction automatically become members.

### **2. What is a Board of Directors?**

The Board of Directors or Governors (Board) is an elected group of owners who are responsible to protect, maintain, and enhance the homeowner association. Similar to government, the Board is responsible for all the operations including financial management, collection, vendor coordination and payment, insurance, maintenance, and more. A Board has legal authority to enforce rules and regulations that are somewhat like laws and to collect assessments (i.e., like a government collects taxes – to pay to maintain shared amenities like parking lots, general landscaping and street lights, as well as the Association's bills).

### **3. What is a HOA management company?**

HOA management company refers to an independent organization that supports governance and the handling of a homeowner association. It is typically a professionally licensed company that works closely with the HOA board and serves at the direction of the Board. Since many HOA boards are volunteers who find it challenging to keep up with the legal and operational demands of managing a community, they generally lack the time or expertise to accomplish all the tasks involved in managing an HOA. The Gateway Greens management company is Alliant and all board and committee members are volunteers.

### **4. What are the major HOA documents**

These documents outline the responsibilities and powers of the association, the Board of Directors or Governors, and the rights and obligations of homeowners. A community association's declaration, covenants, conditions, restrictions, and master deed are important documents that outline the rights and responsibilities of both the association and the homeowners. The documents are located in the Gateway Homeowners Portal <https://home.alliantproperty.com/>

These documents include information about maintenance requirements for common and homeowner properties, the architectural control requirements, and the assessments that are required to be paid by the homeowners. HOA rules and regulations are legally binding. Because homeowners are asked to read and sign a document, they accept responsibility for upholding those rules upon signing. In the event of an unresolved violation, HOAs have the right to pursue legal action.

Homeowners also have rights outlined, such as the right to use and enjoy their property. It is important for both the Board and the homeowners to thoroughly understand the provisions within the governing documents so that each can properly uphold their responsibilities.

**5. Are there any other rules other than the Covenants (i.e., variances)?**

Sometimes, asking the association for an exemption to, or "variance" from, an existing covenant is reasonable. A variance is official permission to stray from the requirements of the covenant. It is typically granted when enforcement would cause undue hardship for the homeowner. For instance, a vision-impaired resident may need extra outdoor lighting that exceeds what the covenant allows. Association hearings deal with requests for variances, and other residents are informed so they can provide input and participate in requests.

Additionally, there are policies. Policies are documents that support the covenant by defining the process (violation definition, fining process, access control, etc.) that homeowners and the Board of Governors must follow.

**B. Gateway Greens Management**

**1. How is this association managed?**

Gateway Greens is a gated, deed restricted community. Our Association's governing documents along with other pertinent information can be found on our website [www.gatewaygreens.com](http://www.gatewaygreens.com). The Gateway Greens HOA is governed by five elected Board of Directors with additional day-to-day administrative support from Alliant Property Management. The current Board members are: Ed Tinkle, Jack Cassidy, Diane Sweeney, Joe Emond, and John Tobin.

**2. Are Board meetings open to the Owners, and if so, where and when?**

Gateway Greens Board monthly and annual meetings are open to the owners. The Board meetings are generally held **the 3rd Thursday of the month** at 9:00 AM at The Club at Gateway. There is a community calendar on the Gateway Greens Portal <https://home.alliantproperty.com/> as well as the Gateway Greens channel 195 on Xfinity. Note that you can also access the portal via the web site [www.gatewaygreens.com](http://www.gatewaygreens.com).

**C. Association Dues and Issues**

**1. What are HOA dues and how do I pay them?**

HOA dues can be paid using a range of options:

- Register and pay online via the portal <https://home.alliantproperty.com/>
- Set-up direct payment on the portal <https://home.alliantproperty.com/>
- Use the coupons that are mailed to each homeowner for each calendar year
- Pay in-person at the Alliant Property Management office
- Use your personal bank bill pay service

HOA dues are either paid directly to the “master” association or to the Neighborhood Community Association depending on the homeowner’s address. More than one-half of our owners live within one of our sixteen (16) Neighborhood Community Associations which are either homeowner or condo associations with their own Covenants, Articles of Incorporation and By-Laws and Rules and Regulations. These Neighborhood Community Associations are identified in the community’s website: [www.gatewaygreens.com](http://www.gatewaygreens.com).

Quarterly payments are due and payable on January 1, April 1, July 1 and October 1 of each year.

To review your dues and fees, set up an account at [home.alliantproperty.com/login](http://home.alliantproperty.com/login)

Owners living within Neighborhood Community Associations pay quarterly assessments directly to their Neighborhood Community Association, who then is responsible for paying the master. All other owners pay directly to the master association (i.e., Alliant Property Management). Listed below are the master association (i.e., Gateway Greens) and the Neighborhood Community Associations along with their respective property manager and association president.

Associations	# Units	Management Company	Manager	MGR Phone	MGR email	President
Gateway Greens	1431	Alliant	Lorey Seech	239-990-6647	<a href="mailto:lorey@alliantproperty.com">lorey@alliantproperty.com</a>	Ed Tinkle
Hampton Greens	78	Alliant	Lorey Seech	239-990-6647	<a href="mailto:lorey@alliantproperty.com">lorey@alliantproperty.com</a>	Ed Tinkle
Mahogany Run N.	93	Alliant	Lorey Seech	239-990-6647	<a href="mailto:lorey@alliantproperty.com">lorey@alliantproperty.com</a>	Ed Tinkle
Mahogany Run S.	87	Alliant	Lorey Seech	239-990-6647	<a href="mailto:lorey@alliantproperty.com">lorey@alliantproperty.com</a>	Ed Tinkle
Fairway Isles N.	34	Alliant	Lorey Seech	239-990-6647	<a href="mailto:lorey@alliantproperty.com">lorey@alliantproperty.com</a>	Ed Tinkle
Fairway Isles S.	57	Alliant	Lorey Seech	239-990-6647	<a href="mailto:lorey@alliantproperty.com">lorey@alliantproperty.com</a>	Ed Tinkle
Walden Lakes	90	Alliant	Lorey Seech	239-990-6647	<a href="mailto:lorey@alliantproperty.com">lorey@alliantproperty.com</a>	Ed Tinkle
Mahogany Isles	48	Alliant	Lorey Seech	239-990-6647	<a href="mailto:lorey@alliantproperty.com">lorey@alliantproperty.com</a>	Ed Tinkle
Cypress Links	76	Alliant	Lorey Seech	239-990-6647	<a href="mailto:lorey@alliantproperty.com">lorey@alliantproperty.com</a>	Ed Tinkle
Callaway Greens	98	Tropical Isle Management	Jeanne Roedding	239-939-2999	<a href="mailto:Jeanne@tropicalisles.net">Jeanne@tropicalisles.net</a>	Shannon Emond
The Villas	86	Tropical Isle Management	Betsy Foreman	239-939-2999	<a href="mailto:Betsy@Tropicalisles.net">Betsy@Tropicalisles.net</a>	Mark Conradt
The Cottages	21	Alliant	Charles Brown	239-454-1101	<a href="mailto:Charles.Brown@alliantproperty.com">Charles.Brown@alliantproperty.com</a>	Joe Guck
Santa Luz 1	28	NextGen	Alex Segara	239-372-2996 (office)	<a href="mailto:Alex@nextqcm.com">Alex@nextqcm.com</a>	Stephen Montalbano
Santa Luz 2	36	NextGen	Alex Segara	239-372-2996	<a href="mailto:Alex@nextqcm.com">Alex@nextqcm.com</a>	Susan Sprehn
Sabal Dunes	33	D&D Associates	Donna Wydysh	239-364-4325	<a href="mailto:donna@ddassociationservices.com">donna@ddassociationservices.com</a>	Nadine Johnson
Summerwind Master		D&D Associates	Donna Wydysh	239-364-4325	<a href="mailto:donna@ddassociationservices.com">donna@ddassociationservices.com</a>	Ken Palmer
Summerwind Golfview 1	24	D&D Associates	Donna Wydysh	239-364-4325	<a href="mailto:donna@ddassociationservices.com">donna@ddassociationservices.com</a>	Ken Palmer
Summerwind Golfview II	16	D&D Associates	Donna Wydysh	239-364-4325	<a href="mailto:donna@ddassociationservices.com">donna@ddassociationservices.com</a>	Linda Mackay
Summerwind Golfview III	48	D&D Associates	Donna Wydysh	239-364-4325	<a href="mailto:donna@ddassociationservices.com">donna@ddassociationservices.com</a>	Steve Harris
Summerwind Lakeview I	40	D&D Associates	Donna Wydysh	239-364-4325	<a href="mailto:donna@ddassociationservices.com">donna@ddassociationservices.com</a>	Jim Howard
Summerwind Lakeview II	40	D&D Associates	Donna Wydysh	239-364-4325	<a href="mailto:donna@ddassociationservices.com">donna@ddassociationservices.com</a>	Steve Driscoll
Champions Greens Phase I	24	SAK & Associates Management Inc.	Stephanie Kolenut	239-645-0830	<a href="mailto:Office.sakmgmt@gmail.com">Office.sakmgmt@gmail.com</a>	Steve Bonks

<b>Champions Greens Phase II</b>	16	Gulf Coast Realty & Prop.Mgmt	Stefany Cordoba	239-325-4300	<a href="mailto:Stefany@NaplesFloridaRealty.com">Stefany@NaplesFloridaRealty.com</a>	Kim Muscato
<b>Champions Greens Phase III</b>	48	Alliant	Charles Brown	239-454-1101	<a href="mailto:Charles.Brown@alliantproperty.com">Charles.Brown@alliantproperty.com</a>	Jerry Vidovic
<b>Hidden Links Homes</b>	50	Alliant	Terri Longmire	239-454-1101	<a href="mailto:Terri.Longmire@alliantproperty.com">Terri.Longmire@alliantproperty.com</a>	Allen Bova
<b>Hidden Links Condos</b>	48	Alliant	Terri Longmire		<a href="mailto:Terri.Longmire@alliantproperty.com">Terri.Longmire@alliantproperty.com</a>	Dennis Biggs
<b>Hammock Cove Town Homes</b>	136	Alliant	Sherry Ott	239-454-1101	<a href="mailto:Sherry.ott@alliantproperty.com">Sherry.ott@alliantproperty.com</a>	Michael Jordon
<b>Westhaven Town Homes</b>	76	Compass Rose	Kailin Francis	239-348-5893	<a href="mailto:Kailin@crmfl.com">Kailin@crmfl.com</a>	Paul LeoGrande

**2. How is the amount of my quarterly and/or annual assessment determined?**

Each year the Board prepares the budget for the following year including expected revenue and associated expenses. Any expected deficit to the balanced budget is divided by the number of units in the community to determine the Quarterly Assessment amount.

**3. I own a unit within the Community but not within a Neighborhood Community Association. Will I receive a coupon book for my quarterly assessments?**

If you are not located within a Neighborhood Community Association, you will receive a coupon book from Alliant on or about December 1 showing the amount due each quarter. If you did not receive a coupon book, contact Alliant or check your personal account on the portal <https://home.alliantproperty.com/>

**4. If I live within a Neighborhood Community Association, who will contact me with my quarterly assessment for my association and how are they calculated?**

It is the responsibility of your Neighborhood Community Association to contact you relative to your quarterly assessment payments, which include both Master and Neighborhood Community Association payments. Your quarterly assessments will be based on the funds needed to finance the combined Neighborhood and the Master associations.

**5. If I fail to pay the quarterly assessment when it is due, what are the penalties that I may incur?**

If assessments are not paid and deposited within thirty (30) days of the quarterly due date, a non-refundable late fee and interest will be charged to the account. These late fees and interest will not be waived and will continue to accrue charges until paid. Per Florida statute, older balances will be paid first and may leave a balance that will accrue fees and interest. You can check the portal <https://home.alliantproperty.com/> anytime to see your account balances.

**6. If I am having a problem with a neighbor for a violation of the Covenants or Rules, what should I do?**

If you are having a problem with your neighbor, your first contact should be directly with your neighbor. If that effort is unsuccessful, you can file a complaint with the Board.

## **D. Your Home**

**1. Is there a neighborhood cable TV or internet service?**

The Board negotiated a long-term contract with Comcast to provide discounted basic bulk Cable TV and Internet service to all Gateway Greens residents as part of your HOA fees. 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).

**2. If I want to make external improvements to my property, what are the requirements for obtaining approval to do so?**

Any exterior changes to your home and/or property, including paint color and significant landscaping changes (e.g., tree removal) requires Design Review Committee (DRC) approval.

Design review change forms are located on the Community website <https://gatewaygreens.com/> and are to be submitted to Alliant Property Management by Monday noon preceding the Wednesday committee meeting. All forms can be submitted online. To learn more: <https://gatewaygreens.com/design-review/> The DRC typically meets the 2nd Wednesday of the month at 3:00 PM at The Club at Gateway and meetings are open to owners. A response letter usually goes out within 48 hours of the review and can be mailed or emailed depending on the owner's preference.

**3. Who do I contact for water, reclaimed water and sewer related issues?**

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

**4. What is the pet policy at Gateway Greens?**

Pets must always be leashed and cannot be left outside or unattended on your property whether in the lanai or fenced areas. This is a Lee County ordinance (# 20-11) and can be found at <https://www.leegov.com/bocc/Ordinances/20-11.pdf> Pet waste must be picked up and disposed of properly by all pet owners.

**5. May I have a garage sale?**

One community garage sale is permitted per year with prior authorization of the board after a review of a detailed plan regarding logistics and timing. Estate sales are allowed with prior authorization.

**6. Can we rent or lease our property?**

Owners of property in Gateway Greens are allowed to rent or lease their property per the following:

- The property cannot be rented or leased more than three times in any calendar year, nor can leases or rentals be for less than 30 days.
- Each lease or rental, in addition to any Neighborhood Community 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 who desire to rent their property should reference policy "GGCA-1015 Amended Lease Policy" located in Homeowner portal <https://home.alliantproperty.com/> or have any questions should contact [loreya@alliantproperty.com](mailto:loreya@alliantproperty.com)

**7. Does Gateway conduct property inspections?**

All properties within Gateway Greens, whether or not in a Neighborhood Community Association, must be in compliance with the Association's Governing Documents, Rules and Regulations. All properties are inspected monthly by our property management firm for

violations of our Covenants. Examples include the cleanliness of roofs and driveways, proper landscaping and maintenance, concealment of trash containers, etc. Violators will receive a Notice of Violation, and if not corrected in a timely manner, will be subject to fining.

**8. When is my garbage picked up?**

Recycling, household waste, and yard waste are collected every Friday for single family homes. In the event of a holiday during the week, collections are generally moved back one day. Recycling collection containers (blue wheeled boxes) are provided by Waste Pro

<https://shop.wasteprousa.com/fl/>. Yard waste is handled separately from household waste.

**9. What is considered recyclable?**

Lee County has defined five categories for recycling. See below from the Lee County website:

<b>PAPER</b>	<b>Junk mail, newsprint, magazines, copy paper, phone books, etc.</b> Basically, any kind of paper except shredded, waxed, metallic or soiled.
<b>METAL CANS</b>	<b>Aluminum or steel (tin) cans</b>  No need to remove labels or crush cans.
<b>CARDBOARD</b>	<b>Any kind of box unless it held a liquid</b> (such as those used to hold milk, juice, wine and broth). Flatten it to save room in your cart  About those pizza boxes - the lids can be recycled. The bottoms can be recycled if they do not have any food residue on them.
<b>GLASS</b>	Green, brown, and clear bottles and jars
<b>PLASTIC CONTAINERS</b>	<b>Look for the numbers 1 -7</b> within the recycle triangles on the bottom of the container (no Styrofoam, no plastic bags). Lids can be on or off.

No plastic bags are allowed unless recycling is stated or the recycle symbol is on the bag itself. Of note, the top of the recycle bins, obtained from the refuse company, also has recycle information printed on it. Waste Pro (<https://shop.wasteprousa.com/fl/>) is the company to contact if you need bins or need heavy items removed. **Do Not Recycle:**

- **Aluminum:** pots and pans, cooking utensils, door screens, lawn furniture, foil or disposable pans
- **Glass:** medicine bottles, dishes, drinking glasses, windows and mirrors, cookware (such as Pyrex or Corningware)
- **Metal:** tools, car parts, license plates, cutlery
- **Paper:** shredded paper, paper packaging with wax layer such as in juice boxes or waxed cardboard
- **Plastic:** plastic bags, pool chemical bottles, motor oil and antifreeze containers, household chemical waste containers, flower pots (except black #2), medicine vials, egg cartons, polystyrene trays, newspaper sleeves, Styrofoam
- **Rubber:** hoses, tubing
- **Clothing**
- **Food scraps**
- **Toys**

**10. How can I prepare my home for emergencies such as hurricanes?**

Owners are encouraged to review the Lee County recommendations at <https://fortmyers.gov/1203/Prepare-for-Emergencies>.

## **E. Vehicle-related**

### **1. How can I easily pass through the gate?**

An activation transponder allows easy entrance for owners and tenants. Access control is managed by our Access Control Team and an externally contracted security service company, whose officers attend the Main and Westlinks gates.

All Owners are encouraged to go to the community website to activate their accounts. If you own or are a tenant, download the ISN application to receive your ISN transponder. Simply contact Walter Rosado, Access Control Director at 239 406-1692 or email [walter@gatewaygreens.com](mailto:walter@gatewaygreens.com). The transponder installation schedule is Tuesday 9am to 3pm; Wednesday 9am to 3pm; and Friday 9am to 3pm.

No vehicle can circumvent the gate by going around or under the gate arm.

### **2. How do I get my vendors, guests, etc. into the community?**

Each owner is responsible for activating their ISN account and entering their guests and vendors to ensure their entry. Your ISN account allows owners or tenants to grant access to your guests and vendors by call button, special daily code, or add the guest(s) and/or vendor(s) to their account without contacting the gatehouses. For more information, policy "access Control Policy" is located in the Homeowner portal <https://home.alliantproperty.com/> or see <https://gatewaygreens.com/wp-content/uploads/2023/01/GGCA-Community-Step-by-Step.pdf>

### **3. Can my guests and family park on the side of our street overnight?**

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 emailing a request to [walter@gatewaygreens.com](mailto:walter@gatewaygreens.com). Parking is also prohibited on grassed lawn areas and sidewalks. Violators will be charged a fee of \$100 per day.

### **4. What do I do about a speeding ticket I just received?**

The speed limit is 25 MPH except for the Westlinks Drive which is 30 MPH. Any owner, tenant, guest, or vendor driving 8 or more MPH above these posted limits is subject to a fine and/or disciplinary action.

The notice you receive regarding a speeding ticket for your household or your guests explains the process of paying and/or appealing the ticket. If a hearing is requested and the fine is upheld, a letter will be sent with instructions on how to pay. Note that the owner has ultimate responsibility to pay Gateway for these fines, even for their guests. The fine can be paid in person at the Access Control/Alliant on-site office, at the Gateway Greens portal <https://home.alliantproperty.com/>, or by mail to Alliant.

### **5. Who manages the vehicle entry/exit gates?**

Access throughout our Community is managed by our Access Control Team. Community access (i.e., gate entry) is monitored by Domestic Protection Services (DPS), who provides the guards stationed at our Main and Westlinks Gates. The Main Gate is staffed 24/7 and the Westlinks Gate is staffed from 7AM to 7PM on Monday through Friday and 7 AM to 3 PM on Saturday and 10 AM to 6 PM on Sunday.

Our Access Control Team issues and registers Community credentials (transponders and passes), registers golf carts and low speed vehicles and maintains our gate operating system, including



access control cameras, video recorders, kiosk call boxes and guest pass scanners. Entrance to the Gateway Greens Community can be achieved at one of three principal entrances and a separate fourth entrance to our “Hidden Links” neighborhood. Besides the Hidden Links gated entrance, the other entrances are Walden Lakes (gated), Westlinks (gated and staffed part-time) and our Main Gate at the entrance to Gateway Greens (gated and staffed 24 hours).

The Main Gate is located off Gateway Boulevard. Domestic Protection Service provides the guards for our staffed gates and operates our community rover vehicle seven days per week from 11:00 PM to 5:00 AM. While our private security firm implements and enforces our Access Control Policy, they are not police and DO NOT offer law enforcement or protection.

Anyone having law enforcement issues or security concerns should call the Lee County Sheriff’s Office at 239-437-1000. This includes issues such as uninvited fishermen, door to door vendors/solicitors, wild animals/alligators, automobile accidents, neighbor disturbances, etc.

**6. Are the roads in our community public or private? If they are private, who issues tickets for routine traffic related violations?**

Roads within our Community are private. The Lee County Sheriff’s Office can issue tickets for violating traffic issues, but the HOA can also issue fines for speeding violations.

**7. I own a golf cart/low-speed vehicle (LSV). Are they allowed on the roads of the Community?**

All golf carts and LSVs must be registered with the Gateway Greens with Access Control in order to operate on Association roads and designated cart paths within the committed property. This policy includes vehicles owned by persons not living within Gateway Greens, but wanting to operate their vehicles inside the Community. Reference Policy “Golf LSV Cart Policy” in Homeowners portal <https://home.alliantproperty.com/>.

The number of passengers per vehicle must not exceed the passenger limit and load capacity designated by the vehicle’s manufacturer. During the operation of any vehicle on Association roads or designated cart paths, all persons are required to be seated in an installed seat specifically designed for such purpose. At no time shall any person stand up or be seated on any non-seat portion of the vehicle while it is being operated. Any pets riding in the vehicle must be leashed and under the owner’s control at all times. Pets must be riding in the vehicle, not walking alongside it.

## **F. Other**

**1. How can I make sure to receive notices from the HOA?**

Make sure your email is registered on the Gateway Greens website at [www.gatewaygreens.com](http://www.gatewaygreens.com). This will ensure you receive notices from Gateway.

**2. If I see an issue, such as a street light out, or a pothole in the road, etc., who do I contact?**

Any time you observe issues within our community such as potholes, lights out, etc., please immediately contact Alliant through our property manager, at [lore@alliantproperty.com](mailto:lore@alliantproperty.com) or submit a request via <https://home.alliantproperty.com/community/new-request>. If you live in a Neighborhood Community Association, contact the respective association manager.

**3. If my guest violates a Community Covenant or Rule, am I as the Owner responsible for payment?**



The homeowner is responsible for the fees and rule violations of their guests.

**4. Can Uber and Lyft drivers enter the premises?**

Yes, you need to register them through your account on the ISN resident app, just as you would add a friend or relative. Each owner or tenant is responsible for activating their ISN account and entering Uber and Lyft as vendors. Your ISN account also allows you to give these vendors access by call button or a special daily code.

**5. Who do I contact regarding alligators in the pond or area?**

Call Gateway Services Community Development District (CDD) at 239-561-1313 or visit its website at [www.gatewaydistrict.org](http://www.gatewaydistrict.org)

**6. Who do I contact if my absent neighbor has a major water leak?**

It is best that you first notify the neighbor via phone as they may be able to resolve the problem or contact a vendor. Another option is to call CDD and they can turn off the water.

**7. Who do I contact if I have a recommendation for the community?**

Attend a Board of Directors monthly meeting to express your interest. Gateway Greens Board meetings are open to the owners. The Board meetings are generally held **the 3rd Thursday of the month** at 9:00 AM at The Club at Gateway. Of note, there is a community TV channel 195 on Xfinity as well as a calendar on the Gateway Greens website [www.gatewaygreens.com](http://www.gatewaygreens.com). You can also send a message to [homeownersmatter@gatewaygreems.com](mailto:homeownersmatter@gatewaygreems.com).

**8. How can I join a committee?**

Contact a Board member or email [lore@alliantproperty.com](mailto:lore@alliantproperty.com) or [homeownersmatter@gatewaygreems.com](mailto:homeownersmatter@gatewaygreems.com).

## **G. Community Policies – Guidelines**

### **This is a Brief Description of Various Policies and Where to Find Them on the Homeowner's Portal**

#### HOA FEES

HOA fees are established annually by the Gateway Greens Board of Governors (BOG) and are set as part of the annual budgeting process. The fee amounts are published and communicated to all residents by Alliant or your specific Neighborhood Association. The fees for 2025 can be found on the portal <https://home.alliantproperty.com/> at Documents—Board of Governors—Approved Minutes—2024—2024 10 03 BOG Meeting Minutes (Budget).pdf

#### NOISE

Section 8 of our Covenants addresses Use Restrictions. Specifically, 8.5 addresses Nuisances and prohibits one's premises from being used in a disorderly or unlawful way. It also prohibits using your residence in any manner which constitutes or causes an unreasonable amount of annoyance or nuisance to another homeowner.

#### LANDSCAPE

Multiple references are made on the portal <https://home.alliantproperty.com/> to landscaping requirements. All residents should become familiar with the role of the Design Review Committee (DRC) and the corresponding Design Review Manual (DRM). Information pertaining to the Design

Review Committee can be found in Section 6 of the Covenants, specifically Sections 6.0 through 6.5. Additional references to Landscaping can be found in the Covenants at:

Section 5.2(B) Owner Maintenance – Specific Maintenance Standards

Section 5.2 (C) ii and iii – Owner Maintenance – Specific Maintenance Standards

Section 8.12 Use Restrictions – Landscaping

Section 8.14 (B), (C) and (E) Use Restrictions – Landscaping

### ROOFING

Roof requirements are determined by the Design Review Committee (DRC) and contained within the Design Review Manual (DRM). Within the Covenants, additional roof references can be found at: Section 5.2 Owner Maintenance - Specific Maintenance Standards, Section C, i.

### DRIVEWAY

All Driveways are subject to Design Review Committee (DRC) approval and within the Covenants, can be found at: Section 8.15 Use Restrictions – Driveways

### GARAGE

Garage doors shall remain closed from midnight until 6 am daily. Additional information can be found in the Covenants at Section 8.7 Use Restrictions – Garage

### WATER – DRINKING and IRRIGATION

Gateway Services Community Development District (referred to as GSD and/or CDD) is responsible for our drinking water and our separate irrigation water. No homeowner may install any portable or irrigation well or draw irrigation water from any lake or drainage area. The GSD web site and many details can be found at <https://gatewaydistrict.org>

### ACCESS CONTROL DATABASE

The Homeowners Association shall maintain a current roster of names and mailing addresses of homeowners, and homeowners are responsible for notifying the Association of any changes, in writing. Additional reference can be found at Covenant: Section 2.10, Association and Membership, Roster

### STREET PARKING

No overnight parking in streets and roadways within Gateway Greens is permitted. Any exceptions to this requirement will require a separate parking pass approved in advance by the Association's Access Control staff.

### VENDORS and SUPPLIERS

These definitions can be found at the Covenant, Definitions, 1.39 Vendors and Suppliers.

Homeowners should instruct all Vendors and Suppliers to (1) only utilize the rear Gateway Greens entrance off of Westlinks Drive and (2) properly and consistently adhere to all posted speed regulations.

### GARAGE/ESTATE SALES

One garage sale for the community is allowed per year. It will be permitted in the Gateway Greens Community on a day that is pre-approved by the Association. The specific Covenant reference can be found at: Section 8.19 Use Restrictions, Garage/Estate Sales.

### THE CLUB AT GATEWAY

Located within our Gateway Greens gated community is The Club at Gateway. The Club is a completely separate and distinct entity from Gateway Greens and operates independently. Its fee structure is set solely by The Club.

The Club offers many different activities including golf, pool, bocce ball, pickleball, tennis, social memberships with dining, etc. To learn more, contact Reba Angell at (239) 561-1012 or [Membership@GatewayGCC.com](mailto:Membership@GatewayGCC.com).

### VEHICLE

REGISTRATION is required.

ACCESS – Gate Rules and Entrance Sticker

SPEED LIMITS (as posted) and FINES (see Documents—Community Policies—Fining Policy 8/17/23.pdf)

Basic information regarding vehicle registration, access and other important information can be found on the Gateway Greens Portal <https://home.alliantproperty.com/> at Documents – Community Policies—Access Control Policy 7.18.24.pdf. In addition, our Gateway Greens HOA has a specific office dedicated to vehicles and access control matters. This office, referred to as our Access Control Office, is located in the Golf Maintenance Building, 11831 Gateway Greens Drive. Additionally, our HOA has a specific, full-time individual, our Access Control Director, who is dedicated to focusing on all vehicle issues. He can be reached at 239-406-1692.

### DESIGN REVIEW

As previously referenced, the Design Review Committee (DRC) and Design Review Manual (DRM) are very important to our community and something each homeowner should understand. The same can be said for all Vehicle references, of which there are many. This is particularly important in a gated community where there is usually a constant stream of homeowners, renters and/or part-time residents, vendors, suppliers and visitors and guests.