

The Gates at Park West
Managed by:
Adams Properties (AP)

Email: anne@adamsprops.com

Office: 881-1331

Office Hours:

Mon. – Thurs. 9 AM – 5 PM

Fridays: 9 AM – 4 PM

Parking Calls: 8 AM – 8 PM

The Gates at Park West
Is a community governed by
Covenants & Restrictions.

SPRING NEWSLETTER 2010

2010 HOA BOARD

Ginger Gibson - President
Jeff Brule - Vice President
Michelle McLain - Secretary
Lesley Sinkler-Johnson - Treasurer
Lynda Franzone - Member
Chris Anthony - Member
Hal Colson - Member at Large

2010 ARB BOARD

Lead - Dave Myers
Nathan Lynch
Michael Antonelli
John Giordano
Hal Colson

Landscaper: David Bulick
Charleston Lawn Service
843-817-2700

Pool Opens May 31st, 2010
Hours: 9 AM – 9 PM
Closed on Mondays
Watch the reader board
For more information.



THE GATES

Landscaping

Spring has finally arrived here in the Low Country and it is clear that many residents have been busy working in their yards. Sprucing up from the dead of winter is not an easy task, especially with the type of soil (clay) that we have in The Gates. As you probably know, deer also come into the community to forage for 'dessert' and your flowers may be just the delicious treat that they are seeking. You can use a spray called DEERSTOP, or you may want to choose flowers and other plants that are labeled as being deer-resistant.

Along with the warmer weather, fire ant mounds are cropping up. It has been recently reported that soda water is the best thing with which to kill the queen, and cheaper than specialized products on the market. Just pour the soda water into the mound. It supposedly kills the queen instead of just making them move. Snopes.com says that this soda water trick does not work but it's certainly worth a try!

We're sure you've noticed that many units have been landscaped, or otherwise 'beautified' and we may, with your permission, take some pictures and post them on our section of Adams Properties' new website, www.adamsprops.com. (Click on The Gates.) We will ask your permission before we upload any pictures of your home.

EXTERIOR MAINTENANCE

Of course, along with the units that look nice, we must also mention that some units are definitely in need of exterior maintenance. Many units really only need pressure washing. Several owners have called or emailed about different exterior issues they have seen, to make sure

we address them. To that end, a list of units needing various maintenance issues, including the need for pressure washing, will be compiled, and the owners notified. Please be aware that if the maintenance issue is not completed within 30 days, a fine will be assessed weekly until the work has been done.

There are several companies who have performed pressure washing in The Gates. The Pressure's On (843-856-1616) usually runs a special for one day only and notifies by flyer. Jeff Brule (843-534-8666) who lives in The Gates, also offers his services to fellow homeowners at special rates and Adams Properties recommend's MTS Services (843-906-1297). If there are others the residents can recommend, please call or email Anne Taylor at Adams Properties.

Owners are required by the C&R to maintain the exteriors of their units, including maintenance of landscape beds, removal of weeds, painting of the columns, pressure washing of your homes and cleaning and/or painting of mailboxes, etc. Failure to do so will cause owners to be fined. In order to protect and enhance our property values, we must keep our neighborhood looking as good as possible. A neighborhood very much like ours, but built after the Gates of Park West, has become run down and property values are lower than ours are. A realtor told AP that the difference is due to the vigilance of the HOA board and Adams Properties.

ANNUAL PROPERTY OWNERS MEETING:

The results of the elections for the Gates Board were announced at the

second HOA meeting on February 4th. The Board gathered on February 22nd, 2010 for the purpose of nominating and electing the Board officers. Here are the results:

- President: Ginger Gibson
- Vice-President: Jeff Brule
- Treasurer: Lesley Sinkler-Johnson
- Secretary: Michelle McLain
- Member: Linda Franzone
- Member: Christina Anthony
- Member at large: Hal Colson

Linda Franzone and Christina Anthony were awarded gift certificates for their work and participation in the Christmas decorating at the entrance for The Gates.

The Board would like to thank all who took the time and effort to attend and participate in the voting process for the 2009 agenda. We are working very hard to enforce the C&Rs, to keep the neighborhood safe and a desirable place in which to live. We appreciate your attendance, input and patience.

COVENANTS & RESTRICTIONS

There are several covenants and restrictions in the community that are being ignored. Owners found in violation will be warned to achieve compliance within a specified time frame. If compliance is not achieved, a fine will be levied weekly until compliance is met.

The Gates is a community governed by Covenants and Restrictions, directed by the HOA Board, and managed by Adams Properties. A copy of the C&R's may be viewed on the website or a copy picked up at their office (\$10 for owners, \$25 for all others).

THE GATES POOL

The Gates Pool will open on May 31st, 2010 at 9 AM. It will be open daily from 9AM to 9PM, but it's closed all day on Mondays for

scheduled maintenance. Please call Adams Properties at 881-1331 for information regarding entry. We are working on getting the pool open on May 1st just for the weekends until Memorial Day. We will post a message on the Board about it and you may contact Adams Properties. We are currently working on this, so please have patience. Park West will open their pools May 1st.

FOUNTAIN

As you can see, the fountain has been removed. This was done as a result of a vote taken at the February meeting. The machine that breaks up the concrete did so on March 30th, and now the soil has been brought in and the plan includes palm trees and re-landscaping, at no cost to the regime. Hopefully, you will feel the circle has a beautiful new look and the funds allocated for the fountain will be set aside for the pool and additional landscaping.

BROWN TRASH RECEPTACLES and BLUE RECYCLING BINS

These must be removed from the curb within twelve hours after pickup, and placed out of sight. The removal requirement is not only a Gates covenant; it is a town ordinance as well. Receptacles left out longer than twelve hours and those left in plain view could be ticketed. Please be a good neighbor. If your neighbor isn't home put their receptacles in the back of their yard. Reminder: Trash and Recycle containers must not be visible from the street in front of the unit. The trash cans that on parked on the side plainly in view will be ticketed.

PARKING OR DRIVING ON LAWN

There is to be absolutely no driving on the lawn to get to the street from your driveway, or parking on the lawn. Parking and/or driving on the

lawn causes problems with the sprinkler systems; and can create havoc with flooding, not only on your property, but on your neighbor's as well. Driving across the grass causes ruts to develop in the lawn. Please be considerate.

STREET PARKING

If you are going to have company, please call Adams Properties by 8PM or email Anne Taylor at annetaylorap@bellsouth.net so that your guest's car won't cause you to receive a \$100 parking ticket. The C&R prohibits parking on the street at any time, but if you contact AP, you won't receive a fine. FYI, boats, recreational vehicles and trailers must be called in and have only a two day limit. And, for those who attempt to drive 25mph down the entrance way, a great BIG THANK YOU!!!

PET REMINDERS

Cats and Dogs: We see many dog owners walking their dogs in the neighborhood picking up after them and we are very appreciative of the cooperation; but there are some who are letting their dogs run loose. Besides the possibility of being hit by a car, or of being picked up by animal control, they are in breach of the town leash law and The Gates C&R. Please be respectful of others by keeping your dog on a leash outside of your yard. You are also keeping your dog safe by doing so. Also, please don't allow your cats to roam and scratch cars in the neighborhood.

Always leash your dog AND cat when outside the confines of your home / yard. **B**e aware of your pet's actions while you are away. Check with neighbors to see if your pooch is a barker while you are out. **C**lean up after your pet!

you have her old email address madap@bellsouth.net you can still continue to use it. They are all funneled into the same mailbox. Thank you.

Town ordinances require that all pets, **cats as well as dogs**, be either on a leash or fenced in and under your control at all times. "Poop" must be removed within 3 minutes and properly disposed of. Please be a good neighbor and pick up after Fido. Call MPPD Animal Control at 884-4176 on any who are habitual offenders and ignore these rules.

for concerns and problems about which you may want to advise the HOA Board. There are many ways to be involved. After all, what you put into your neighborhood is what you get out of it!

Message from Anne Taylor

NEWSPAPER DELIVERY

Please be sure to pick up your newspapers from driveways and street.

ARCHITECTURAL REVIEW BOARD

The ARB has architectural control over both the exclusive and non-exclusive portions of the Common Areas. Failure to obtain the required approvals before making any changes to your unit is in violation of the Gates C & R, and can result in modification or removal at the Owner's expense, as well as a fine. Call Adams Properties for more information regarding ARB requests.

RENTERS AND LANDLORDS

Owners, if you are renting out your property, please give your tenants a copy of the C & R's. As the homeowner, you are ultimately responsible for your renter's actions. If a renter is issued a ticket, you will be sent a copy of what was placed on the mailbox, along with your invoice.

COMMUNITY INVOLVEMENT

Make it a point to get involved in your community. Property Owners are encouraged to attend Board Meetings about specific issues, as well as the Annual Meeting. (Call AP first so we can make sure there is room, or to determine a specific time to come.) This is the perfect forum

Hello all Gates Homeowners! As you may already know, MaryAnn and I have changed up a few properties we manage and I will be your new Gates representative with regards to everything except violations. I am still learning about The Gates so please give me time to learn all of the intricacies of your properties, and to learn your faces & names. Please feel free to contact me about anything though, if I cannot give you an answer immediately I will be able to get back with you with one shortly.

Also, please take a look at our new website (www.adamsprops.com), if you haven't already. You can make regime payments online and send maintenance requests and/or questions regarding The Gates that will come directly to me. There are some beautiful pictures of the Gates but we encourage you to send us any that you have taken for us to add to an upcoming link. Once we get enough pictures we will have this up as well! If you have any ideas or suggestions on how to make the site more resident friendly please let us know!

I look forward to working with you all. As with MaryAnn I am located in the same office and can be reached at 843-881-1331, on my cell at 843-478-7311 or by email at anne@adamsprops.com.

For violations, permission to park on the street and boats, etc. please continue to call MaryAnn or email her at maryann@adamsprops.com. If