



HOME OWNER ASSOCIATION Spring 2019 Newsletter

WELCOME

Have you recently moved into Gates Mill, or have you met a neighbor who has recently moved in? Please contact Sabrina Nettinger so we can get a welcome packet to you (or them). Her contact information is on page 7.

POOL SEASON

The Gates Mill pool will be opening on May 11. There will be an opening day party from 12pm – 3pm. Hot dogs and chips will be provided. So come meet your neighbors, and enjoy some good food. Here is some important additional information:

1. New electronic keycards will be placed in your mailbox on or about May 4th. In order for your keycard to be activated, your GMHOA account must be paid in full.
2. There will be a bucket by the gate where you can drop your old pool keys. They won't work anymore anyway, so take the opportunity to make your key-ring just a bit lighter.

POOL CLOSURE VOLUNTEERS

We need several volunteers to help with pool closing. It's not hard, and it's a great opportunity to meet your neighbors and make new friends. Please contact Bob Pickle for more info. His contact information is on page 7.

TOM SAWYER DAY

There will be a Tom Sawyer day scheduled to paint the white fence along the main road on May 18th. It'll be a great way to have fun, meet your neighbors, and improve the appearance of the Gates Mill community we all love. Keep a watch on the website for further information.

WATER ISSUES

If you experience any of the following problems, please call the Gwinnett Water Resources Dispatch Department at (678)376-7000.

- Interruption of Water Service
- Loss of Pressure
- Sewer Overflows or Back Ups
- Storm Drainage Problems
- Storm Water Erosion
- Water Line Leaks or Breaks
- Running or Leaking Fire Hydrants
- Concern Regarding Water Taste, Color, or Odor

OUTDOOR BURNING

Please check the Gwinnett County burn rules at: <https://www.gwinnettcountry.com/web/gwinnett/splashes/pages/burn> and the outdoor burning schedule at <https://www.gwinnettcountry.com/web/gwinnett/departments/fireandemergencyservices/outdoorburninginformation> before attempting any outdoor burning.

GRADUATION BANNER

Graduations are a mere 6 weeks away, and a banner honoring Gates Mill graduates is in the works. If you have a graduate, please contact Sabrina Nettinger, her contact information is on page 7. The cost of the banner will be divided among the participating families. Please respond NO LATER THAN April 6th so we can be sure to have your graduate included.

GROUNDS COMMITTEE

There is an opening on the Grounds Committee. If you'd like to help keep Gates Mill looking beautiful, contact Theirn Scott. His contact information is on page 7.



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LAWNCARE COMPANIES

If you utilize a lawn care company, please instruct workers to NOT blow clippings and/or debris into the street or onto your neighbor's property. They should also clean up any clippings or debris. If you do your lawn care yourself, please do the same. Also, after the warning period for weed or pest control companies has expired, please remove the warning signs from your lawn. Let's keep Gates Mill looking awesome!

COVENANTS/ARCHITECTURAL REVIEW

With spring in full bloom, it is time (or past time) to do spring cleanup. For all residents that means applying weed control to lawns to avert a weed infestation in the neighborhood, cleaning up mailboxes, edging lawns and curbs, cleaning street gutters, and trimming bushes. And, please store your trash cans out of sight, as required. Dead and dying trees, especially pines, are a problem. If you have either, please get them removed so pine beetles do not spread. Remember, approval is required for removal of live trees.

NOTE: if you are doing any remodeling or repairs to the outside of your house, or are painting it, you must submit an architectural review form, which can be done at www.gatesmill.org.

CLUBHOUSE AND SWIM AREA

Cameras have recently been put up to protect the clubhouse and pool areas, along with additional lighting around the clubhouse and parking area. If you see any suspicious activity, call the Gwinnett County Police on their non-emergency number: (770)513-5700. If you see a crime being committed, call **911**.

VOLUNTEERS NEEDED

Kay Acuff will be stepping down as Clubhouse Chair effective June 1st. We need a volunteer to take over this position. If you would like to volunteer, contact Bob Pickle. His contact information is on page 7.

CLUBHOUSE RENTAL

If you would like to reserve the clubhouse for an event please use our on-line form or contact the Clubhouse Chairperson. The clubhouse can be rented for a fee of \$25, provided your dues are up-to-date. A refundable deposit of \$200 is also required. The deposit will be refunded once you have cleaned the clubhouse and no damage has been verified. For more information, or to schedule an event, see our webpage at www.gatesmill.org

IMPROVEMENTS NEEDED

There are some important repairs that need to be done to the common areas of Gates Mill. Some of these repairs could come with significant costs. These repairs need to be done asap, and include, but are not limited to:

- Leaks in the pool causing significant water costs
 - Worn and deteriorating decking around the pool
 - Fence behind the clubhouse is falling down
- An expenditure that will most likely be needed in the Fiscal 2020 budget is repaving the parking lot which services the pool, clubhouse, pool area, and playground.



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DUES/ASSESSMENTS

2019 resident dues were payable, half by February 28th, and the balance by March 31. If you have not paid your current dues and any late fees that may have been imposed in the past, please pay those promptly. A 10% Late Fee applied Feb 28, 2019 for the 1st installment, and March 31, 2019 for the 2nd installment. Additionally, a 10% Interest rate will apply to past due Assessments.

OVERNIGHT STREET PARKING

Overnight street parking is prohibited. If there are members of your household who routinely do this, please instruct them to park in your driveway. Additionally, parking of inoperable or unregistered vehicles in the neighborhood is prohibited.

TRAFFIC

Speeding and running stop signs continue to be a problem. Please do not speed, and please come to a complete stop at all stop signs. This is especially important because school will be out for the summer soon, and there will be more foot traffic on our streets.

NOTE: For those who walk, please walk facing traffic so you can see cars coming. If it's nighttime, wear light colored or reflective clothing to make yourself easier to see.

LEGENDS OF GRAYSON

Subject to approval from Gwinnett County, there will be a new Senior Living Community called **Legends of Grayson** built on the land next to and behind the Kids R Kids daycare, and adjacent to Cornerstone Baptist Church. The back half of the proposed facility is directly adjacent to Gates Mill at Gates Mill Walk, and Mill Glenn Ct.

A meeting was held on March 19th at Cornerstone Baptist Church, where the builders laid out their proposed plans for the 240 unit facility with 250 parking spaces.

At this meeting, the builder stated that this will be a community where the average age will be 75 years old, and 70% women. The rent will be \$800 - \$1,100 per month, and the units will be 700 - 1300 square feet in size. The back half of the property will remain greenspace since it is wet space and cannot be developed on. They will however be removing dead and diseased trees, and planting trees as a buffer to screen the facility from the surrounding community. The building will be roughly 50 feet high at it's highest point.

There will be two public zoning hearing meetings at the Gwinnett Justice and Administration Center about the proposed site. The first one will be on April 8th, at 7pm, and the other on April 23rd, also at 7pm. Lets make sure we have our voices heard, whether for or against, and also raise concerns about the additional local traffic that will result. The address of the Gwinnett Justice and Administration Center is 75 Langley Drive, Lawrenceville, Ga. 30046.

See the area map on page 6 for the location of the proposed site

Spring Architecture and Covenant Committee Article

- Theirn Scott

Wouldn't it be nice if there weren't any rules? No, it would not. We live with rules in all aspects of our lives; traffic, cultural, our work. The "rule of law" is a founding principle of our nation. It's often said that ours is a government of law, not of man, the idea being that it's the rules that matter and not the capricious decisions of a monarch. I think it's safe to say that the vast majority of people living in the United States agree with the idea of "rule of law."

Our community is the same, just on a much smaller scale. I'm a member of the Libertarian Political Party. Normally, that's not something I would share but it's germane to this discussion. I wasn't always a libertarian. I wasn't when I moved into Gates Mill in 1996. Libertarians believe in live and let live. If what you do doesn't impact me, my family or my property, you're free to do it. But when I moved into Gates Mill, part of the closing involved agreeing to comply with the rules of our "Covenant Community."

And there are quite a few rules in our covenant agreement. But truth be told, most of those rules are common sense. Things like routine maintenance of the house and lawn are responsibilities we innately understand and accept when we become home owners. Now, there's also a rule against owning a pot-bellied pig. I kid you not. I'm not sure why someone felt the need to put that in there but there it is. The libertarian in me says, hmm, maybe pigs make good pets, why should I care. But, is a pig an appropriate pet in a community like Gates Mill. I think not.

I agreed to become a member of the Board of Directors of GMHOA and head Architecture and Covenant matters. If you're planning on doing any work on your home or grounds, please go www.gatesmill.org and complete an Architectural Review Form. I'll be sent a copy and will typically reply with an approval for routine matters. If I have any questions, I will give you a call or reply to the email to discuss.

Dee Stewart of AMAG manages our account. She visits the neighborhood once a month. If she finds a violation, she will send out a courtesy letter asking you to rectify the problem. If the problem will take more than a few weeks to correct, please reach out to her by phone or email and ask for more time.

Thank you for being my neighbor. Feel free to reach out to me if you have any questions. My contact info is below. Or, if you prefer, I'm the guy walking those two adorable white Westie dogs. Come up and say hi.



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Tennis Club News

- Steve Twombly

My sincere hope for all of you Gates Mill-ians is that you are enjoying your tennis courts. I believe they are pleasing to the eye when you drive in, and when there are people playing it is nice to see activity going on in the neighborhood.

Tennis is a sport for life and according to a very recent study, the game adds an average of nine years on to a life to those who play versus those who don't. We currently have two men's teams operating out of our courts.

One is through the USTA (United States Tennis Association), playing at a level of 4.0. This team plays Sunday afternoon usually starting at 4pm.

The other men's team is through ALTA (Atlanta Lawn and Tennis Association) playing at the B-1 level. This ALTA team is just starting and our matches usually play Saturday mornings starting at 9am. Practices for both men's team happens on Thursday evening.

Other than that, our nice courts are not used too often, so if you're interested in getting started I would encourage you to stop by when you see a match, or practice going on, not only to meet some of the players here in Gates Mill, but to have a hot dog or beverage.

We have a backboard set up on the back of court #2 so if you have to start alone, this is a great way to start you tennis training, and it's a very good workout.

As tennis chair person, I take great pride in our courts. I have been a part of this since we built the second court back in 2004, and I still believe they add a great deal of curb appeal and value to our subdivision. Please come up and say hello anytime we are playing!



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FROM THE EDITOR

Drowning deaths in Georgia have risen every year since 2013, and predictions are that statistic will continue this year. It's shocking, but 75% of children who drown, do so in pools, and is the 2nd leading cause of unintentional deaths for children 1-4 years of age.

Georgia is expected to be 5th highest in the number of drowning deaths in 2019, and we certainly don't want anyone here at Gates Mill to be part of that statistic.

So, as the pool season begins, please keep a close and constant watch on your children at all times while visiting the pool area. Let's make this summer at Gates Mill one of the best and most fun summers we've ever had.

Michael Mathias