



Keeping Informed

Gateway Greens Community Association brings you this newsletter to help keep the residents informed on what is happening in our Community. Please visit our web site at Gatewaygreens.com to learn more about your Association.

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Armadillos Cause Concerns

Armadillos are unique animals. Usually, they are not a problem for people, but occasionally they can be a pest around our homes as they dig deep burrows around our trees and bushes.



Below is a photo of a burrow made by one of these animals. Being a relative of the ant-eater, they are well equipped for digging for food and shelter. Being nocturnal they are most active at night and in the early morning.



Deep Burrows cause concerns 1

Keeping them out

Armadillos are plentiful in Gateway and extermination is not a viable solution. For a homeowner, however, there are options for control. You can try an ultrasonic pest deterrent device. A few different models promise to remove armadillos, skunks, and other visitors from your yard. A less expensive method (that won't annoy your dog or cat) is to simply make the areas where they dig smell disagreeable.

Armadillos have very sensitive noses used to find

worms and grubs. This keen sense of smell can be used to deter them. It is said a benefit armadillos bring to us is that they turn over our mulch. However if you don't want this service, you might try sprinkling moth crystals around the areas you wish to protect. You might also use pine straw mulch in plant beddings as some armadillos do not like the smell of pine needles.

Evicting the little buggers

To evict an armadillo that has "dug in," one article suggests tossing a rag soaked in vinegar or Windex (with ammonia) down their burrow. This will usually be enough to send the armadillo running.

To Learn More

Search the web for "armadillo" and you will find a wide range of articles about these animals

Paint Specifications come under scrutiny

The Design Review Committee is actively working to enhance our community. The committee meets every three weeks at the Gateway Services District Office at 6:30p.m. The committee has chosen to form sub-committees including painting. GGCA documents state "Exterior colors that, in the opinion of the DRC, would be inharmonious, discordant or incongruous for the Gateway community shall not be permitted."

The DRC is taking an in-depth look at paint colors-both at the time of a repainting request and as a neighborhood canvassing effort. If you plan to alter the color of your home, please make sure to submit your request to the DRC. If you have already done so without permission, please also make an application for your records and ours.

Covenant Enforcement in Gateway Greens

The Protective Covenants are not some group of mysterious regulations thought up by a nefarious committee in the middle of the night and suddenly imposed on us unawares. They are deed restrictions in which we all agreed to follow when we purchased our home. We just don't like it when we get caught doing something we did not realize was prohibited. Of course we know it is our fault for not reading the Covenants, but we cannot help feeling someone should have done a better job of bringing the restrictions to our attention.

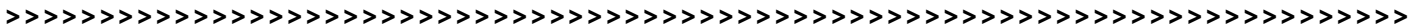
So what are these restrictions, and how are they being enforced in Gateway Greens? To make sense of the enforcement practices in Gateway Greens, think of the Covenants as being divided into two types. One group was created to protect the architectural aesthetics of the community; the other group was to prevent nuisances and property neglect.

Our founders created a Design Review Committee (DRC) to enforce the first group of Covenants. The second group is enforced by the Board of Directors.

Having two different entities enforcing the two different types of covenants can be confusing. Especially since each entity has its own procedures and nomenclature. The DRC calls deviations from original architectural aesthetics of the community without permission an "Infringement." Property neglect or creating a nuisance as defined by the Covenants is known as an "Infraction."

Infringements can be avoided by submitting a design review application to the DRC prior to making any changes to the exterior of your property. This includes the landscape, house exterior, play equipment, driveway, etc. The DRC meets every three weeks and meetings are open to all GGCA homeowners. Existing infringements can also be cured by applying for design review and agreeing to any conditions which the DRC may impose. These conditions would be the same as those that would have been imposed if the application was submitted before the fact. For example, if someone installed a propane tank, the conditions for approval would be to use plants to screen the view of the tank from the street.

Infractions can be avoided by maintaining your property and not creating a defined nuisance. Infractions can be cured by doing what the Notice of Infraction requires. These would include such things as cleaning your roof, replacing dead trees, or refraining from storing your boat on the street. Both Infringement and Infraction enforcement follows a process of violation notices, cure periods, and legal action if necessary. Remember, the Board of Directors did not write these regulations. We elected our Board to enforce the covenants, and they need our support in doing an unpleasant but necessary duty.



BEFORE YOU LEAVE FOR THE SEASON...

First let me say that we are sad to see you go back north leaving us here to swelter.

Here are a few things to check before you depart.

Many of us will be planning to return north for the season or planning a summer vacation. There are so many things that you should consider before your departure. Most importantly is to turn off your water supply. If you cannot shut off your water main, turn off the water to your sinks, toilets, washer, hot water heater, and dishwasher. Arrange with someone to close your hurricane shutters prior to the threat of a storm and to open them again after the threat is gone. Remove items from your lanai and store these away. Also remove and store away lawn ornamentation. Contact your home watch representative and your management company. Be sure to provide them with emergency contact information. Leave all doors, drawers, and cabinets open. Leave the thermostat set to prevent mold. Stop your newspaper delivery. Contact local utilities. Ask a neighbor to collect any disbursements and periodically check your mailbox for mail that does not get forwarded. Remove and replace your smoke detector batteries. Turn off your ceiling fans. Remove seasonal landscaping flowers that will expire while you are gone. Place Saran Wrap over your toilet bowls. Clean out your refrigerators and freezers. Turn on your alarm, and contact your alarm monitoring company to let them know you are leaving. Contact your landscaping company, pool maintenance service, and your cleaning service regarding your departure. Forward your mail. Don't forget to leave a light on (preferably on a timer). While this list is not all inclusive it should help you in readying yourselves.