



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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Palm Trees in Danger

Ganoderma Butt Rot has been confirmed in Gateway Greens. This untreatable deadly fungus invades the lower three to four feet of the Queen and other palm trees usually through a wound in the trunk. The fungus infects mature trees and is very contagious. We all need to be alert to the warning signs and report suspect trees to the property manager if you have a neighborhood association or to Kramer-Triad if you do not. Early symptoms begin with the older fronds withering, drooping and turning brown. The leaflets frequently roll back along the middle stalk of the frond. These fronds will droop parallel to the trunk. New growth slows producing smaller and paler or yellow fronds. As the disease progresses, it produces a fruiting body called a 'conk'. The conk is a white mushroom-like growth forming a horizontal disc extending out from the trunk.

The conk is the reproduction body of the fungus which produces millions of spores which will spread on the wind to healthy plants. It is extremely important to have the infected tree, roots, and conks removed and disposed of professionally.

Protect healthy trees by avoiding any activity which could wound the trunk.



This conk should have been carefully removed before the palm was cut.

Storm Shutters

Following the terrible storm seasons of 2005 & 2006, many homeowners installed storm shutters. While we all have the right to protect our homes from an impending storm, we do not have the right to leave our homes shuttered when no storm is pending. The Declaration and General Protective Covenants for Gateway Greens, prohibits the storing of weather shutters on the exterior of any structure without prior approval.

During the last few summers, more homes were left shuttered as their owners sought cooler climates.

The Board of Directors resolved to protect the beauty of our community for everyone all year. To do this, the Board agreed to coordinate the storm (or hurricane) shutter enforcement process with the DRC.

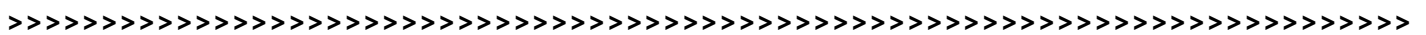
Some storm shutters such as the accordion and roll up shutters are permanently stored on the house, and as long as the exposed portions of open shutters match the colors of the house, the DRC will grant the necessary approvals.

However, this approval does not extend to leaving the shutters closed when no storm is pending. To be as helpful as possible, the DRC has created criteria for installing and for storing shutters. Both sets of criteria can be viewed on the web. The DRC also created an addendum to the design review application for shutters.

If you installed shutters without prior approval, it is not too late to apply. There is no penalty for after the fact applications as long as the modifications would have been approved before the fact.

The DRC reviews shutter complaints systematically. If prior approval was not obtained, the DRC requests an application from the homeowner. If the application meets the criteria it will be approved.

In the event the installation does not meet the criteria, a 20-day letter to correct the violation will be issued. If the home-owner does not cure the infringement within the 20 days, a second 10 day letter will be sent. If this fails, the infringement will be sent to the Board of Directors who may refer the infringement to the Association's attorneys.



Design Review

The Developers of Gateway imposed Architectural Control Standards on the builders of homes and businesses in Gateway. Gateway was planned as a series of different neighborhoods each with their own housing style.

Thus we have townhouses, single family attached homes, and single family unattached homes. In addition, different neighborhoods have different lot sizes and different ownership types. For example we have a couple of

condominium communities as well as our fee simple neighborhoods.

Not only did the developer mix up the size and type of housing between the various communities, they also provided a variety of neighborhood organizations. Within Gateway Greens we have 24 communities with 16 Neighborhood Associations each with their own covenants providing different services to their members

Please see Design Review on page 4

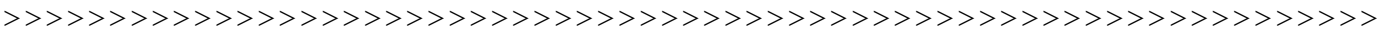
Board Enforces Covenants

Responding to member concerns about poor homeowner maintenance is a primary responsibility of the GGCA Board of Directors.

No one enjoys receiving a violation notice in the mail. But if the BOD does not consistently enforce the restrictions contained in the Association’s Governing Documents, the restrictions become invalid and unenforceable.

As uncomfortable as enforcement is for both the board and the members, it is having an appreciable effect as roofs are being cleaned, dead trees replaced, and other eyesores removed.

We are all looking forward to the day when everyone is aware of the community standards and voluntarily complies without reminders.



Community Relations Committee:

This newsletter is brought to you by the Gateway Greens Community Relations Committee. Any member can contact us to learn more about any item in this newsletter. Email us at crc@gwggreens.org. HOA representatives who wish to meet with the CRC or members of the Gateway Greens Board of Directors to discuss items in this newsletter should likewise email us.

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