

OCTOBER 2021

THE GREEN GATE

Providing news and information for the homeowners of Greengate.



ANNUAL FALL MEETING

Unfortunately, the annual fall meeting has been cancelled out of an abundance of caution and protection from COVID. This newsletter serves in its place. Please contact the Executive Committee with any questions.

ABOUT THE HOA AND HOW IT BENEFITS YOU

We have an HOA? Yes! The Greengate Homeowners Association has been in place since August 1985. When it began, only those homeowners along the lakes were Charter members. In October 2005, all Greengate residents were invited to join as Affiliate Members.

Are we required to join? You are not required to join if you do not live along the lakes. However, the HOA does so much for the safety and beautification of the neighborhood, that you will want to join to be a part of something great for a low cost per year. It is mandatory to join if you live along the lakes.

What has the HOA done for Greengate? See the enclosed current Treasurer's Report and list of many activities and benefits the Greengate HOA has done over the years. Join us to continue to improve safety in and the beauty of our neighborhood!

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** TREASURER'S REPORT AND GREENGATE BENEFITS INCLUDED AS AN ENCLOSURE

WEBSITE LAUNCH

We are excited to announce that Greengate Homeowners Association has a website! You now have easy access to the covenants, newsletters, helpful information, upcoming events, and joining the HOA. Snap the QR code or go to www.greengatehoa.com to check it out!



COVENANTS AND CONDITIONS

Greengate Inc. filed Covenants & Conditions in the Richland County Deed Book at the inception of the subdivision in November 1971. Complete copies of those Covenants were mailed to all residents in fall 2019. If you are a new homeowner, you should have received a copy of the Covenants from your realtor before/at closing. The Covenants are now posted on the new Greengate website: www.greengatehoa.com. If you'd like to receive an email or printed copy, please contact any Greengate Executive Committee member.

HIGHLIGHTS

- *No open carports will be allowed and all garages which open onto any street must have doors.*
- *Driveways or walkways running to the curb of any street must be of concrete or brick composition.*
- *No hogs, goats, poultry, cows or horses shall be maintained on said lots.*
- *No trade or business shall be carried on upon any lot.*
- *No trailer, tent, shack or other like structure...shall be used at any time as a residence...or be permitted or erected on said lots.*
- *No building, fence, or other structure of any kind shall be erected, placed or altered on the said lots until the building, plans, specifications, designs and plot plan...have been approved by the grantor herein, in writing.*
- *The use of motor including electrically or battery powered boats on any of the lakes or ponds is to be prohibited.*
- *No "Sale" or "Rent" signs, or other billboards of any kind shall be permitted...except...one "For Sale" sign not larger than 2 feet by 3 feet.*
- *No trucks or commercial vehicles or commercial equipment of any kind are to be garaged or stored on the lots.*

NEW LAKE COMMITTEE

Because maintenance and improvements of the Upper and Lower Pine Lakes are a joint effort with the condominiums' association, a Lake Committee consisting of three members from the homeowners side of the lakes and three members from the condos side of the lakes is being created. The responsibilities of the Lake Committee will include:

- Monitoring lake level
- Monitoring critter activity
- Treating vegetation along banks as needed
- Monitoring success of aeration to control surface "moss"
- Monitoring siltation level in UPL forebay

The formation of the Lake Committee will improve communication and coordination with the greater subdivision and the condos to keep the lakes as a beautiful focal point of our neighborhood.

EXECUTIVE COMMITTEE

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