

Q & A
White Gables Round Table
March 3, 2010

Question – How much money was brought in last year for clubhouse rentals?

Answer – Approximately \$6000 - \$7000.

Question – What can the City do about parking violations that are received from the HOA?

Answer – Town of Summerville does not interfere with the enforcement of Covenants and generally supports the effort because emergency vehicle access is impeded if vehicles are parked in the street narrows.

Question – How was current resident BOD position considered? Can another WG homeowner be appointed to BOD?

Answer – Ed & Mike Davis appointed current resident BOD member - Mike Bonar. The Declarant has this authority. No additional resident BOD members are being considered at this time.

Question – What motivated the Board to ask the current resident Board member to be a part of the BOD?

Answer – Mike Bonar has previous experience serving in a leadership capacity on a committee and a history of community knowledge as well as broad support from other neighbors.

Question – Is there internet service in the clubhouse because it is listed on the budget and why is the janitorial budget amount so high?

Answer – The internet was terminated in 2009. The janitorial budget mostly consists of cleaning the bathrooms as they are used regularly both on and off-season. All costs are minimized but these are realistic, considering the use of the facilities.

Question - The area behind Bluebonnet Street is being used for storing materials and has become quite an eyesore and safety concern. People continue to go back in this area in trucks and trash is being dumped on a regular basis. It also invites vandalism into the neighborhood by allowing an escape route. Are there any plans to have this area cleaned?

Answer - This topic has been submitted to the Developer for review.

Question - We have heard of a new covenant enforcement plan? What is this and what will be its emphasis?

Answer - The inspection policy is a checklist of violations that the Board approves. Its emphasis is items that are already in the covenants and restrictions. Please refer to the HOA blog to view the list of violations that will be cited.

Question - How will people using the pool this summer be verified as residents whose dues are up to date?

Answer - A list will be used by the pool monitor. Delinquent homeowners will be marked or their key fob will not be activated. Both methods will more than likely be used.

Question - How will non-residents be prevented from entering the pool this summer? Outside pool crashers were a major problem last year?

Answer - Several options are being looked at. We may go to a key card system and/or a pool monitor will be hired this summer. A pool attendant will be on site on the weekends in May, everyday for two weeks when school is out , then 2 days a week for the rest of the summer. As homeowners you have the right to ask pool crashers to leave as well.

Question - What is the HOA responsibility for maintenance of lights at each residence on that part of White Gables Drive around the Town Square?

Answer - Lights on the fences are to be maintained by the homeowner. They are directly powered by the residence.

Question - Can policy and procedures be devised permitting residents to temporarily erect a sign on a pole (subject to certain standards) at the intersection of White Gables Drive and Hawthorne Streets as a central point for advertising lost pets, yard sales, special events, etc.?

Answer – The Board does not prefer the method of using signs throughout the community. A message board is already in place for this type of advertising and information.

Question - Will HOA policies and procedures be developed for allowing guests, to include those with a motor home or travel trailer, to use common area parking overnight?

Answer - Allowances can be given for guest parking depending upon time frame of visit. This would be evaluated on a case by case basis. The Board may recommend a temporary parking area near the old model homes.

Question - How will the HOA enforce section 7.32 of the restrictive covenants concerning nuisances, especially those that are documented as being highly aggravating?

Answer - The HOA will be pro-active with nuisances by sending notices as required by the enforcement policy. These notices can and will escalate to include fines if the homeowner does not comply. Depending upon the nuisance, a courtesy call from the HOA may be required especially if the situation involves a tenant.

Question - We have endured mail tampering/theft out here and as neighborhood watch, we encouraged residents to consider putting in theft proof mailboxes. The previous management company had no problem with that. When driving the alleys, you will see some of these theft proof mailboxes. My question would be: Is there going to be some specific guidance on the size/type, etc. of these replacement boxes? Believe every resident has the right to decide that for themselves in light of the alternative (having their mail tampered with).

Answer - The security mailboxes will need to be USPS approved and by the ARC committee. These mailboxes can be approved by sending a picture of the desired mailbox and a completed ARC application.