



HOLIDAY REFLECTIONS

This is the time of year when we can reflect on what we have accomplished, and set new goals for the year ahead.

Gateview, like the rest of the country, has been affected by the recession with foreclosures and increased costs. But with perseverance and planning, we have managed to reduce staff without cutting services to residents. We have cut costs without deferring maintenance. Gateview has made fire safety improvements, moved the motorcycle parking to a better space, added an exercise room for things like yoga and tai chi, and installed a big screen TV in the clubhouse.

Costs have risen on everything over the last three years, yet we have been able to come up with a budget that will increase the reserves, with a very small 3% increase in assessments. Your Board of Directors will

continue to work hard to maintain a high quality of service for the residents.

On behalf of the Board and all of the Gateview Staff; thank you for your continued support. We wish you and yours a Happy Holiday Season.

WATER LEAKS

Please call the office if you detect a water leak in your unit. Do not delay. You can prevent extensive damage to your unit, and possibly others, if you notify the Association office as soon as water is detected.

Our maintenance department will be happy to investigate your unit, and will follow up by checking other units in your stack to try to determine the source of the leak. On occasion it may be necessary to bring in a leak detection company to find the source of a leak. In these cases the responsible party would be billed for the extra expense.

Many times, maintenance will find more than one possible source of a leak in multiple units. When this

happens, we have no way of knowing whether your water intrusion is from one or all of the problem units.

When a unit owner is found to be responsible for a leak, that owner is also responsible for making repairs to any other unit they damage. If you carry condo insurance, you can simply contact your insurance company and save the out of pocket expense of repairs.

NEWSLETTER DISTRIBUTION

The newsletters will now be e-mailed to those who have an e-mail address on file. This is in addition to the bulletin boards and laundry rooms. If you want to be on the e-mail list, please provide your address for future mailings.

HOLIDAY LIGHTING

Residents are allowed to display holiday lighting in windows and on balconies during the holidays.

STAFF HOLIDAY GRATITUDE

If you wish to contribute to a staff holiday gratitude fund

this year, you can drop off your contribution at the Association office. Please make checks payable to Gateview HOA and write staff fund in the notes portion.

LATE FEES & FINANCE CHARGES

In order to prevent having to pay these extra fees to the Association, we ask that you send a check to the RealManage lock box in Fresno when the office informs you of a charge to your account. Late fees are charged when any balance is owed after the 15th of the month, and a finance charge of 1 percent is applied to the balance at the end of each month.

CLUBHOUSE MEETINGS & EVENTS

*December 11th:
Christmas Bazar*

*December 17th:
Social Committee Event*

*December 31st: Social
Committee Event*

*No Board meeting in
December.*