

# Tollgate Fare

April 2012

[www.tollgateway.org](http://www.tollgateway.org)

## Spring Social

The Tollgate Spring Social will be on Sunday, May 6th from 2-5 PM, and will be held on the parking pad between #106 & #108. Please come and bring an appetizer or a dessert to share.

## Restoring Dead End Signs

Due to miscommunication while exploring options for improved signage and placement, the Dead End signs at the entrance of the community were inadvertently removed by the City. Removal of the signs was not the intention of the Board. We are working with the City for placement of a new sign with improved readability and visibility. The Board shares the Community's safety concerns and is diligently working on replacement of the signs.

## Asset Management Plan

At the Annual Meeting in November, the Community discussed creation of an Asset Management Plan to identify maintenance schedules and ensure the Association has sufficient reserves to maintain community assets and comply with state law regarding reserves. The resulting Tollgate Asset Management Plan is data driven using past maintenance and inspections to predict coming maintenance and is available for review on the [tollgateway.org](http://tollgateway.org) website.

As indicated by the plan, the Board anticipates the need to recommend a Homeowners Association dues increase of \$100 next year bringing the annual dues to \$1500. This increase, the first in six years, does not fully address cost shortfalls identified in the plan, but is a good start in systematically addressing the shortfall.

## Trash and Recycling

Homeowners are reminded to remove their trash and recycling containers from the curb on Wednesday evening.

## Gaining Architecture Approvals

Homeowners are reminded to obtain Architecture Committee approval before making exterior modifications to their property. Exterior painting and staining; replacements involving roofs, gutters, shutters, porches, decks, siding, doors (front/storm and garage), light fixtures, fences/walls; re-pointing of brick steps, chimneys, walkways; and driveway/parking pad repair are examples of items requiring approval. When planning exterior work, please review the Association guidelines on our website and then contact Garry Sauner at (703) 614-8051 before submitting an exterior work request. The Architecture Committee usually renders a decision in less than 7-10 days and very often is able to assist homeowners with choices.

## Landscape/Tree Committee Update

Please start watering your young trees and shrubs! We have only seen about 65% of normal rainfall since the beginning of the year. If it hasn't rained 1" in the last week, get out the hose weekly and let it run for a several minutes around the young trees -- or fill up the green gator bag if one has been placed on your tree by the Tree Committee. Young trees need 1" of rain a week for the first 3 years of life.

## Your Tollgate Way Website

<http://www.tollgateway.org> has information including the Tollgate asset management plan, the budget, tree inventory, Board meeting minutes, the Association Covenants and other documents important for residents. Board meetings are held at 9:00 a.m. on the first Saturday of the month from September through May and are open to all residents. If you plan to attend, please let a board member know so that we have enough coffee or juice.