

The Gates HOA Board New Policies 2025-2026

Policy: Liability for Glass Damage From Mowers

Approved by The Gates HOA Board at the July 22, 2025 board meeting

Homeowners are not to put rocks, pebbles, or stones on their property, as the mowers could pick them up and propel them into nearby windows, storm doors, and vehicles.

It is recommended that homeowners keep screens on their windows to protect the glass from rocks propelled by mowers.

Neither the HOA nor the landscaping company will be responsible for glass damage to unscreened windows.

Homeowners who witness a mower propelling a rock into their glass or vehicle should **immediately** address the damage with the landscaper.

Neither the HOA nor the landscaping company will be responsible for damage to glass that is discovered after the landscapers have left.

Policy: Window Sill/Trim Wood Rot Following Window Replacement

Approved by The Gates HOA Board at the October 8, 2025 board meeting

Replacing windows: Replacement windows must be white and have white grids in a similar pattern as the grids in the existing windows. (Grids are also called grilles or muntins). Replacement windows must have full screens, not half screens, with the white cross bar turned to the inside of the window for a smooth exterior appearance. It is recommended that the installer replace all wooden window trim components (window sills, nosing, brick molding, etc.) with PVC instead of cladding it in aluminum or vinyl, to avoid covering up future wood rot. ***For replacement windows installed after October 8, 2025, all wood rot repairs of wooden window sills/nosing/brick molding and any other damage associated with window leaks will be the homeowner's expense.**

Policy: Roof Leaks

Revised by The Gates HOA Board at the April 2, 2026 board meeting

Prior to reporting a roof leak, it is the homeowner's responsibility to eliminate all other possible sources of the leak, such as a water heater malfunction, water pipe leak, or a leak from an HVAC drain pan or condensate line.

When the homeowner reports a roof leak to the HOA and provides documentation that all other potential sources of the leak have been ruled out, the HOA will issue a work order for a roof inspection. **If the HOA's roofer identifies a source of the leak that is not the responsibility of the HOA, the homeowner will be responsible for paying for the roofer's service call.**

*Homeowners are responsible for repairing and painting water-damaged ceilings and walls, so time is of the essence when water stains appear.

*The HOA's inspector performs quarterly inspections of the buildings, and reports any roof concerns that can be seen from the ground so that repairs can be made.