

Gates Four Townhouse Association

Information Sheet

Q: What are the standard HOA assessments for a townhouse in Gates Four?

A: If you own a townhouse located in Gates Four, you are assessed two HOA standard assessments from Gates Four and Gates Four Townhouse.

Gates Four Townhouse Association standard assessment can be paid quarterly or in full. For 2023, the assessments are \$344 quarterly in the months of January, April, July, and October. A \$25 late charge is assessed if not paid by the last day of the month.

Gates Four Homeowner standard assessment of \$1,000 is due March 1. The assessment is discounted to \$900 if paid before February 28.

Q: What do the assessments cover?

A: Townhouse Association assessments cover costs associated with preventive maintenance, painting, roof care, maintenance of common areas and insurance.

Gates Four Homeowner assessment covers costs associated with security guards, roads, and common area landscaping.

Q: Does the insurance of the Townhouse Association cover townhouses and contents?

A: No.

A Townhouse owner is responsible for obtaining homeowner insurance to cover the townhouse and contents.

The Townhouse Association insurance only covers the common area only.

Q: Townhouse homeowners are required to provide documents to the Townhouse Association?

A: Yes.

Homeowners must provide proof of termite coverage and homeowner insurance to the Secretary of the Townhouse Association. Contact the insurance company to mail the insurance certificate to the Townhouse Association.

Q: Who is responsible for cleaning homes gutters?

A: Homeowners are responsible for cleaning and maintaining rain gutters.

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Q: When and where are the Townhouse Association Board Meetings?

A: The Townhouse Association Board meets on the second Wednesday of even months.

Minutes from past meetings are posted to the Townhouse Association website once they are approved by all board members.

2023	
Feb	8
Apr	12
Jun	14
Aug	9
Oct	11
Dec	13
Time	6:30 pm
	Gates Four Clubhouse
Location	6775 Irongate Dr Fayetteville, NC 28306

Q: What companies provide trash collection service?

A: Contact the companies below for trash collection.

Southview Sanitation	910.424.7007
Waste Management	910.488.2827
All-American Sanitation	910.484.8576

Q: Do I have access to the country club, pool, tennis courts and golf course of Gates Four Golf and Country Club?

A: Homeowners must pay separately for membership to access the Gates Four Golf and Country Club.

[Click here to visit the Gates Four Golf and Country Club website.](#)

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Q: How do I contact the Townhouse Association?

A: Visit the Townhouse Association website. On each page, there is a red “Contact Us” button.

[Click here to visit the Gates Four Townhouse Association website.](#)

For roof leaks, immediately contact the Townhouse Association via the website.

Q: I’m physically unable to take my trash out to be picked up. How can I get assistance?

A: If you or a family member or a friend that you know is incapable of taking their garbage can to the curb for pick-up, contact the garbage service provider and request to get the garbage can to be emptied.

They will ask where the can is located so they can inform their crew to retrieve the can, empty it and return it back to the same spot.

There should be no additional fee for this service. If there is a fee, consider switching to another provider.