

GATES FOUR TOWNHOUSE ASSOCIATION, INC
6775 IRONGATE DRIVE
FAYETTEVILLE, NC 28306

PRESIDENT'S REPORT 2014
February 11, 2015

TO: Gates Four Townhouse Association Owners / Occupants

From: President, Gates Four Townhouse Association, Inc. (GFTHA)

Attachment: 2015 Budget

It is time once again to elect or re-elect members to the Board of Directors of our association. I want to extend a thank you on behalf of the membership to all of the present Board of Directors for contributing their time and energy to the membership and the association. **Linda Szulc; Walter Quick; Malcom King; La Rita Parker; John Perkins; Margaret Jennings and Jane Roach. We don't want to forget Charles (Chuck) Rogers who recently passed away. He was for a long time, our Grounds and appearance Officer.**

Annual Assessments, will not increase this year, they will be **\$1254.00** per unit. The **board of directors** reviewed each line item and suggested where we could carry over saving from last year and provide you with the lowest cost possible. The Budget you received in the Annual Meeting notice was incorrect. It was a working document that I mistakenly sent to the board and I offer my apology for the error.

Once again we are providing quarterly payments. Please remember to send the payments to the **CPA's office** and not to the Associations address.

Units that are scheduled for 2015 Preventive maintenance and painting (X indicates painting) are:

Preventive Maintenance	Paint
6710 A-D Irongate Drive	
6711 A&B Irongate Drive	X
6715 A&B Irongate Drive	X
6719 A&B Irongate Drive	X
6723 A&B Irongate Drive	X
6731 A&B Irongate Drive	X

The Board of Directors are volunteers and owners just like you. Many of us have served multiple terms and we are looking for new volunteers to take our place.

The association is on a solid foundation and has put in place a preventive maintenance program that will take care of the units for the future, if we remain on the course set out. We believe that it is best to follow a plan than to search out work each year.

We are fortunate to have Nick Simmons as our Preventive Maintenance contractor. There are not many like him. He always responds to emergency calls and does extremely good work.

On behalf of the Board Directors, we want to thank you and look forward to working with you in the future.

Paul Johnson