



WELCOME PACKET

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Welcome

On behalf of The Gates Property Owners Association and all The Gates homeowners, we welcome you to our community! We are so pleased that you have chosen to call The Gates home. We look forward to meeting you by walking throughout the neighborhood, at the pool, or during a community event.

Moving into a community that a property owner's association governs can be confusing and challenging, especially for those who have never been involved with a property owners association. The Gates POA would like your experience here to be positive and enjoyable.

We have created this brief document to address key areas of interest for all new homeowners. This document is not designed to replace or substitute The Gates Property Owners Association governing documents. All potential homeowners should read and understand the governing documents before moving into The Gates, and each homeowner has the responsibility to honor the provisions of these documents.

About The Gates

The Gates at Savannah Quarters is a gated planned community of 230 homes in Pooler, GA, just minutes from restaurants, shopping, and more. Our residents enjoy several lagoon and wooded views, catch and release fishing, a playground for children to burn off steam, relaxing by our zero-entry pool, or enjoying time with friends and family in the clubhouse.

Sincerely,

The Gates Board of Directors

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Who's Who

Property Owners Association

Any person or entity who is a record owner of a Homesite or Lot within The Gates is an Association member. Membership of the Association is mandatory and comes with buying property within the community. You cease to be a member of the Property Owners Association when you sell your property, resulting in the new owner becoming a member. As a member of the Property Owners Association, you agree to pay annual assessments and abide by its restrictive covenants (Declaration, Articles of Incorporation, Bylaws, and Rules and Regulations).

Board of Directors

The role of the Board of Directors is to act in the community's best interest in a fair manner and uphold our Covenants, Bylaws, and Rules and Regulations. We currently have seven individuals serving on the Board of Directors. When an owner sends a question or complaint to the association's management company or there is a significant violation, the management company presents this information to the Board of Directors. All major decisions for the community are made by the Board of Directors.

Developer

The developer is the company that initially purchased The Gates at Savannah Quarters property, installed the main infrastructure, built common areas and amenities, established the Property Owners Association, and created the legal documents by which the association operates.

Management Company

Sentry Management manages The Gates at Savannah Quarters. Homeowners should contact the management company with any questions, comments, or concerns related to the association. *New homeowners must provide a copy of the settlement statement or warranty deed.* Please submit this information and any questions related to the necessary documentation, assessments, or covenants to the Community Manager at savannah@sentrymgt.com.

Please note the management company takes direction from the Board of Directors and does not make significant decisions for the community. They assist the Board of Directors in the day-to-day management of the association, providing customer service to the residents when questions or concerns arise.

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Amenities

Clubhouse

The clubhouse is a furnished multifunctional facility for gatherings with friends and family. Residents of The Gates can rent the clubhouse for private events. The rental of the clubhouse does not include private use of the pool.

Pool

Whether you want to sunbathe, relax with a good book, swim, or splash with the kids, the zero-entry pool awaits.

Playground

Our playground, designed for younger children, offers our residents a fun outdoor experience. Parents, a gate surrounds the playground, so you can sit on a bench and enjoy watching them have fun.

Gated

The Gates at Savannah Quarters is a beautiful gated community. Residents have two entry/exit options. Guests will use the main entrance gate to seek approval to enter the community.

Catch and Release Fishing

Residents can partake in catch-and-release fishing in our lagoons. Please note swimming, boats, canoes, etc., are prohibited in the lagoons.

Storage Lot

A unique amenity to our neighborhood is our storage lot. Residents can rent a space annually to park boats, RVs, and open/closed utility trailers.

Dog Park

You will find a dog park outside the rear gates for our four-legged friends to enjoy. Savannah Quarters Master Association maintains the dog park.

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Assessments

Quarterly assessments are due on the 1st day of January, April, July, and October. As an owner, you will receive a coupon book outlining the fees and methods of payment. Coupon books are generally delivered via USPS to your home within two (2) weeks of the management company receiving your closing documents. Please contact Sentry Management (912) 330 - 8937 if you are still waiting to receive your booklet.

The assessment covers items such as common area landscaping services (mowing, pruning, fertilization, and chemicals), irrigation, water and repairs, lagoons, street lighting, gate expenses (maintenance contract, electricity, and repairs), clubhouse and pool operations, and maintenance, community maintenance, accounting, and general management functions.

Architectural Control Process

All homeowners and tenants within The Gates are expected to abide by the covenants.

Any Exterior Additions or Modifications to a homesite (front/back) require a request form to be submitted to the Architectural Control Committee (ACC). The committee must approve the application before any resident or contractor performs any work. The ACC request form, paint colors, and fence types are on the community website. Please reference the covenants, rules and regulations, and architectural guidelines for restricted items, such as above-ground pools and trampolines.

Frequent Architectural Topics	Guidelines
Exterior Repainting/Color Change	The ACC must approve all requests
Landscaping Addition/Modification	The ACC must approve all requests
Fence/Retaining Wall	The ACC must approve all requests
Satellite Dish/Solar Panels	The ACC must approve all requests

Gate Access

RFID-enabled gate access devices are necessary for residents to enter the community, utilize the pedestrian gates, and access the pool area.

Homeowners are issued four (4) gate access devices (a combination of RFID Windshield Stickers and Key Fobs), with the option to purchase two (2) additional ones for a maximum of six (6) gate access devices. The gate access device policy can be found on the association’s website. Contact the board for additional devices.

Directory

When a visitor desires to enter the community, you will have control over whether the visitor will be allowed to enter. Upon the purchase or rental of your home, contact the board to have your names uploaded. Your name will be entered, and a personal directory code will be reserved in the entry system. Due to capacity restrictions, there are four directory spots reserved per residence. (Note: you do not have to use all four.)

Important Documents and Forms

You can find the following on the association's website:

- Governing Documents (Bylaws, Covenants, Rules and Regulations, and Architectural Guidelines)
- Architectural Instructions and Request Form
- Gate Access Device Policy
- Clubhouse Rental Form
- Storage Lot Rental Form

Landscaping & Grounds Maintenance - POA Responsibilities

A contracted lawn service maintains landscaping of the common areas, and the beautification committee plants annual flowers at the front entrance.

Landscaping & Grounds Maintenance - Homeowner Responsibilities

Landscape improvements on a homeowner's homesite are the responsibility of the homeowner to maintain and irrigate. *Refer to Article VI Section 6.2 of the covenants for more information.* Please note burning materials of any kind, including Yard Debris, is prohibited.

Pets & Wildlife

Please be courteous and pick up after your pet. Pet waste stations are located at the clubhouse, triangle, and outside the rear gates. Please note pets must be on a leash unless within a fenced-in yard and are prohibited from roaming freely throughout the community or on a neighbor's property.

If you are concerned with smell, cleanup, nuisance, etc., contact the code enforcement officer at 912-748-6652. Visit <https://www.pooler-ga.gov/>, resources, ordinances, chapter 14 -Animals.

There shall be no breeding animals of any kind on a homesite. No livestock or poultry may be kept on any homesite.

Please do not feed the Geese!

Signs

No signs (including For Sale, commercial, or similar) are allowed on any Homesite.

Street Parking and Speed Limit

No, resident-owned vehicles shall be permitted to park on the streets. Vehicles of guests shall be allowed to park on the streets temporarily in a manner that does not interfere with traffic. The neighborhood speed limit is 25 MPH. However, for the safety of our residents, pets, and wildlife, **20 MPH is plenty. Parking/Driving on grass is prohibited.**

Utilities



CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Provides water and waste management services

912-748-4800

<https://www.pooler-ga.gov/>



Provides electric service

1-888-660-5890

<https://www.georgiapower.com/>

For Street light outages, please call 1-888-891-0938, select option #4 to repair lights, or [click here](#) to report online.



(Preferred Communications Partner)

Provides Internet services (our only provider)

1-877-427-4729

<https://www.clearwavefiber.com/>

Pooler Area Information

- [Connect Savannah](#)
- [Pooler Chamber of Commerce](#)
- **Things to do in the surrounding area**
 - Downtown Savannah
 - Golf Courses
 - Museums
 - Restaurants
 - Shopping
 - Theaters
 - Tybee Beach

Resources

- **Association Website**

<https://thegatesatsavannahquarters.com/>

- **Atlantic Waste - Trash & Recycling**

Trash is picked up weekly on Thursdays*. Recycling (yellow top) is picked up every other week on Tuesdays*. Atlantic Waste will only pick up the items in your bin.

Visit <https://atlanticwaste.com/pooler/> or the association's website for schedules.

**Please review the pickup schedule, as Holidays may alter some pickup dates.*

- **Chatham County**

Pooler is located in Chatham County. You can access resources such as public services, property & taxes, voting & elections, parks & recreation, and law enforcement via the

[Chatham County Website](#).

- **Chatham County Emergency Preparedness**

Chatham Emergency Management Agency (CEMA) <https://www.chathamemergency.org>

- **Education**

[Savannah-Chatham County Public School System](#)

- **Pooler Recreation Department**

<https://www.poolerrec.com/>

- **Pooler Police**

Non-emergency 912-748-7333

Contacts

- **Sentry Management**

Tiffany Davis
Community Association Manager
101 W. Mulberry Blvd, Suite 225
Savannah, GA 31407

912-330-8937

communitycare@sentrymgt.com

- **Board of Directors**

You can reach the board of directors via email at

board@thegatesatsavannahquarters.com

Map of The Gates at Savannah Quarters

Legend

- Pet Waste Stations 🐾
- Catch & Release Fishing ★
- Dog Park ■
- Storage Lot ★

