



DOUBLEGATE NEW RESIDENT WELCOME PACKET

Hello new neighbor! We are delighted you've chosen to make DoubleGate your home. Attached are a few forms to get you started with DoubleGate Homeowners Association (HOA) and DoubleGate S&T Club (DGST) memberships. These two organizations operate independently, DGST membership does not include HOA membership. While membership in these organizations is optional, we enthusiastically encourage you to join both.

For information on the DoubleGate Homeowners Association, please visit:

www.doublegate.net

For information on the DoubleGate Swim & Tennis Club, please visit:

www.dgstclub.com

Enclosures:

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Letter from the DoubleGate Homeowners Association

Dear New DoubleGate Resident,

On behalf of your 436 neighbors who also call DoubleGate subdivision their home, welcome to the neighborhood!

In an effort to continually improve the community, DoubleGate formed an HOA some years ago. The HOA is managed by neighborhood volunteers: assorted committee chairs, and an elected board. HOA dues and volunteers support:

- The maintenance of entrances to our subdivision, including landscaping, lighting, and irrigation
- A online neighborhood Directory, updated regularly and published yearly
- An Information Packet to welcome new residents
- A neighborhood newsletter
- Email communications for timely dissemination of important information
- Our own interactive website, www.doubligate.net
- An annual neighborhood-wide garage sale
- Representation at zoning and other regional meetings of community interest
- Monthly HOA meetings where residents can meet their neighbors, learn about issues affecting DoubleGate, and express opinions and concerns
- Social activities: Events vary from year to year, but typical annual events include Summer Blastoff Pool Party, Easter Egg Hunt, Ladies Night, Men's Night, July 4th Celebration, Adult Social, Halloween Party, and more.

Although HOA membership is voluntary, the vast majority of your neighbors renew their membership annually. This testifies to the quality of the HOA and the services it provides. Because of this, we are excited to extend an invitation to you to **join the DoubleGate Homeowners Association today**.

Warmest regards,

The DoubleGate HOA Board

DoubleGate HOA Questionnaire

The information below **will appear** in the DoubleGate printed and online directories unless “Don’t Publish” is circled. Birth year information is for social activity planning and is not published. Own/Rent status is not published. The HOA uses email as its primary means of communication with residents. Be sure to provide an email addresses to receive important HOA news and event announcements.

Address:		
Home Phone:		Publish / Don’t Publish
Adult 1 Name:		Publish / Don’t Publish
Adult 1 Email:		Publish / Don’t Publish
Adult 1 Phone:		Publish / Don’t Publish
Adult 2 Name:		Publish / Don’t Publish
Adult 2 Email:		Publish / Don’t Publish
Adult 2 Phone:		Publish / Don’t Publish
Resident Children Names & Birth Years:		Publish / Don’t Publish <i>birth years not published</i>
Move-In Date:		not published
Own or Rent?		not published

Please note that continuous annual HOA membership is required for graduating student’s names to appear on the annual HOA graduation banners.

DoubleGate HOA Annual Dues

Annual HOA dues are \$85, payable by December 31. As a new resident, your dues are pro-rated based on your move-in date as follows:

<u>Move-in date</u>	<u>Pro-rated dues</u>
January – March	\$85
April – June	\$65
July – September	\$45
October – December	\$25

Please deliver your check made payable to “*DoubleGate HOA*”, along with the DoubleGate HOA Questionnaire on page 3, to:

Ron Jacovetty
DoubleGate HOA Treasurer
9895 Twingate Drive
Johns Creek, GA 30022

treasurer_hoa@doublegate.net

Thank you very much for your support and welcome to the neighborhood!

DoubleGate Swim and Tennis Club, Inc.

9880 Twingate Drive
Johns Creek, GA 30022

Dear DoubleGate Homeowner,

I would like to take this opportunity to welcome you and your family to DoubleGate! DoubleGate is a great community and it's the people here that make it great. There is a thriving sense of community which you'll notice by just taking a walk in the neighborhood... the friendly waves, smiles and "Hi"s encountered say it all.

Please accept my invitation to join our neighborhood Swim & Tennis club. Attached is the membership application for the DoubleGate Swim and Tennis Club, Inc. I encourage you to make your application promptly to avail yourself of the discounted initiation fees available to new homeowners who make application within 30 days of the closing date on their home.

If, after reviewing the attached application, you have any questions regarding the application or operation of the club, please call or e-mail me. Also, you can visit the DoubleGate Swim & Tennis Club's website, DGSTClub.com, for more information about the club.

I look forward to hearing from you. It will be my pleasure to help you join our terrific Swim and Tennis club and to start you on your way to building new friendships and to laying down roots here in our community.

Congratulations on choosing DoubleGate for your new home!!!

Best regards,

Mona ElGomayel
Membership Chairperson
membership@dgstclub.com

DoubleGate Swim and Tennis Club, Inc.

Resident Membership Application

(revised 2/3/2018 - page 1 of 2)

- I. Resident Membership is restricted to persons residing in a home located in the DoubleGate Subdivision. Resident members and their immediate family, residing under the care and support of a Resident Member, shall have all the privileges afforded by the Club, provided that only the Resident Member shall have voting rights.

II. Applicant Information

A. Name in Full _____

B. Spouse's Name _____

C. Address _____

D. Phone #s _____ Cell: _____

E. E-mail for Club communications _____

F. Resident children's or other resident relations' names:

Name _____ Date of Birth _____

Name _____ Date of Birth _____

Name _____ Date of Birth _____

Name _____ Date of Birth _____

G. Emergency Contact _____ Phone # _____

H. Former Owner's Name _____

- III. Applicant understands that he shall have no beneficial interest in the properties of the Club but only the privilege of using and enjoying the Club's facilities.

IV. Initiation Fee and Annual Dues will be assessed on the following basis:

- A. The Initiation Fee for membership in Swim and Tennis is \$1,500.00. A \$300 discount is available to new homeowners who join within 30 days of closing on their residence.
- B. The Club's membership year is from May 1st through April 30th of the following year. Annual Member Dues, currently \$600.00, are due on May 1st of each year. Any member who does not pay their dues on time will be assessed a 10% late fee. Members who have not paid within 30 days of the due date will be deemed inactive and their membership will be terminated. The Member Dues for new members for the membership year in which they initially join will be assessed on a prorated basis (monthly) and must be paid with this application. The payment of the membership dues cannot be delayed until the start of the next membership year.

DoubleGate Swim and Tennis Club, Inc.

Resident Membership Application

(revised 2/3/2018 - page 2 of 2)

V. Refunds of Initiation Fees and Annual Dues will be provided in accordance with the following policy:

A. Active members who sell their home, which precludes their continued membership in the Club, are entitled to a refund of 2/3 of their Initiation Fee the first year. Each year thereafter, the refund available will be 2/3 of the previous year's availability, until the sixth (6th) year, when no refund will be available.

<u>Initiation Fee Paid</u>	<u>\$1,200</u>	<u>\$1,500</u>
1st Year Refund	\$800	\$1,000
2nd Year Refund	\$533	\$667
3rd Year Refund	\$355	\$444
4th Year Refund	\$237	\$296
5th Year Refund	\$158	\$198
6th Year Refund	\$0	\$0

B. One half of Annual Dues are refunded if the active member moves within the first six months (May 1st – Oct. 31st) of the membership year. The dues are not pro-rated. No refund will be provided after October 31st.

C. The Club has the right to hold the Initiation Fee refund until your membership has been replaced by a new member and the Board has reviewed the financial condition of the Club and its ability to make this payment. Every effort will be made to return these monies as soon as possible.

D. Initiation Fees are not transferable.

VI. Payment of the Initiation Fee and Dues for the year in which the application is being submitted must be submitted by check made payable to DoubleGate Swim and Tennis Club, Inc. Payments must be made in full (no partial payments). Your check along with this completed application should be mailed or delivered to:

Mona ElGomayel
DGST Membership Director
755 Apsley Way
Johns Creek, GA 30022

The undersigned applicant understands that persons granted membership status in the DoubleGate Swim and Tennis Club, Inc. shall abide by the Club's Membership Agreement, Bylaws, and Rules and Regulations and that the Club reserves the right to terminate or change membership fees or privileges at any time with reasonable notice to Members.

Signature _____

Date _____