

GREENGATE GROVE GUIDELINES FOR OWNERS AND RENTERS

Document Owner: Executive Committee

*Date: January 5, 2022
Revised March 25, 2022
Revised: June 14, 2023*



A 55 and older
community

Green Gate Grove

**GUIDELINES FOR
OWNERS AND RENTERS**

Welcome to our community

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PARK CONTACT INFORMATION:

Green Gate Grove Office
2135 S. Bentsen Palm Drive, Palmview, TX 78572-5257
Office Phone: 956-581-1932 Office Fax: 956-519-4856
Office Hours: 9:00am to 3:00pm Monday – Friday
Email: office@greengategrove.org
Web: www.greengategrove.org
Newsgroup: Vinteum

NEWSGROUP:

Registration with the Newsgroup (Vinteum)
1) New Owners – contact the office and fill out the registration form.
You will receive an invite via email.
2) For a change of ownership, contact your Block Director. The office can provide that information to you.

CITY OF PALMVIEW:

400 W. Veterans Blvd, Palmview, TX 78572
Main Phone: 956-432-0300
Police Non-Emergency: 956-432-0303
Emergency: 911 (Medical/Fire/Police)
Web: www.cityofpalmview.com

WATER:

Agua SUD
3120 N. Abram Rd. Palmview, TX 78572
Phone: 956-585-2459
Web: www.aguasud.com

SECURITY:

Security surveillance cameras are used at various locations within the park and in the hall.

ENTRY GATE:

The gate will be locked from 9:00PM until 6:00AM daily.
To gain access when the gate is locked, you must (1) obtain a sticker from the office to be attached to your vehicle windshield or (2) you can unlock the gate by dialing your cellphone from the callbox (Instructions will appear further in this information.)

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SENIOR CITIZEN OWNERS' ASSOCIATION (SCOA)

REQUIREMENTS:

All property owners and renters are required to provide to or confirm with the SCOA office information pertaining to your arrival, departure, emergency contact information. ALL owners and renters MUST complete a residential eligibility certificate to verify their age.

It is the members responsibility to ensure they inform the office (or update your contact information in Vinteum) of any changes. Directors and/or Alternate Directors will contact members on their block bi-annually to ensure contact info is correct. Texas HOA law requires that we have a current and updated member list.

Property owners are responsible to inform the SCOA office when their property is sold or rented AND advise the new owner or renter to register with the SCOA office and certify the 55+ age requirement for residential eligibility.

MAILING ADDRESS:

Your mailing address is your street address plus your box number. Your box number is the same as your lot number. For example, 2010 Starling Cir N, #425, Palmview, TX 78562. This ensures that your mail gets in the correct mailbox at the office.

Packages are placed in postal lockers which are behind the mailboxes and the corresponding key will be put in your mailbox. Oversized packages will be placed in the office and the office personnel will contact you for pickup.

Outgoing mail is picked up from the box attached to the office wall beside the front door.

If you leave for an extended period, complete a mail forwarding card (if necessary) and place a wood block in your mailbox. Returning residents must remove the wood block for mail to again be delivered to that box.

EMERGENCY PHONE:

An EMERGENCY 9-1-1 telephone is available at the Clubhouse on the south wall beside the swimming pool. Simply remove the phone from its receiver to dial 9-1-1.


WI-FI:

Wi-Fi Internet access is available throughout the Recreation Hall. No password is required.


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CALL-BOX:  Visitors that want to enter the park after hours (9PM – 7AM), may utilize the call box which is located on the office wall in the vicinity of the flags. To operate, follow these instructions:

1. Pull over to the right, out the line of traffic.
2. Exit your vehicle, then enter your 3-digit number on the keypad of the call box, or you may look up the owner’s name and then, press the “CALL” button.
3. This will call the cellphone number you provided the office.
4. Answer your cellphone and PRESS THE NUMBER 9.
5. The gate will open.

VEHICLE DECALS:  We encourage all owners to place the round Green Gate sticker on the back, rear window of your vehicle on the passenger’s side.
NOTE: DO NOT PUT THE GATE STICKER ON YOUR REAR WINDOW. IT GOES ON YOUR WINDSHIELD PASSENGER SIDE.

NAME TAGS:  Name tags are not required but are encouraged. They may be purchased from the Activities Committee.

COMMUNITY INFORMATION: 


Multiple avenues are available for information of upcoming events, activities, meetings, and announcements. They are as follows:

BULLETIN BOARDS – Located in the Recreation Hall and in the SCOA office

ACTIVITY CALENDAR – will be available online at www.greengategrove.org and the Vinteam app.

ANNOUNCEMENTS – Voice announcements are made at most activity events.

MEETINGS – All owners are invited to attend monthly Block meetings and Board of Directors (BOD) meetings. Scheduled meetings are held monthly from November through March. See the Activity Calendar for dates, times, and locations. Renters may attend all meetings for information purposes.

COMMON AREAS:  The common areas are available for use by all owners and renters. Surveillance cameras are in use in these areas.

The common areas include all areas except the 424 residential lots that are

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privately owned. The roads are public roads and will be maintained by the City of Palmview. Common areas are Recreation Hall (ballroom, laundry, card room, kitchen, library, billiard room, restrooms (with showers), pool, spa, gazebo, shuffleboard, SCOA office, garage, maintenance shed, trash and dumpster area and all streets and parking lots.

Owners/Renters who invite guests are responsible for the conduct of said guests.

TRASH & DEBRIS:

Green Gate Grove provides dumpster trash receptacles for disposal of household and general trash accumulated by residents. The dumpsters are in the south-east corner of the park (Starling Cir E). The dumpsters are emptied on varying schedules depending on the population of the park and amount of trash generated. The schedule of dumpster service is adjusted by the Office and/or Executive Committee.

Residents who have medical limitations that prevent them from transporting their trash to the dumpster should contact their block director. The block director will evaluate their needs and may or may not have trash picked up for brief periods of time by the landscape/maintenance crew. Household trash will be picked up Monday and Friday mornings. Place the trash on the curb by 8AM. Some members may not be able to swing trash bags up into the dumpster. These people should place their trash bags in front of the dumpster.

NOTE: There is a list of UNACCEPTABLE items for the dumpster posted on the gates at the dumpster area. Please comply.

TREE/BRUSH TRIMMINGS:

Greengate Grove {SCOA} will provide brush and bulk item pick-up for owners and renters with the following procedures:

Brush

- Brush will be picked-up curbside on Wednesday
- All brush must be cut to 3' lengths and tied in bundles
- Any trees larger than 8" in diameter need to be removed by the homeowner/landscaper
- Grass clippings and small yard waste must be bagged
- Place brush and bagged items on the curb no earlier than Tuesday evening
- Brush and/or trimmings may be placed in a cardboard box or plastic bin. These will be emptied and left on the curb.

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Bulk Pick-up


- Last Wednesday of the month bulk items will be picked-up
- Items need to be placed at the curb
- NO tires, paint, refrigerators, freezers, or AC units unless they are tagged that the Freon has been removed
- Place bulk items on the curb no earlier than Tuesday evening before Wednesday's Bulk Pick-Up


Dumpsters - dumpsters will continue to be used as normal for household garbage.

No brush, yard waste or other items will be placed in the dumpster or old brush area. Any owner or renter that violates the policy will be fined the cost of having items removed.

RECYCLING:  The recycle trailer is located next to the trash dumpsters. Tin cans, plastic, glass, and paper can be recycled. Flattened cardboard boxes are collected in the dumpster area for recycling. Aluminum soda and beer can containers are available in the hall and at the dumpster area. Please crush your cans.

LAWNS/YARDS: Grass and/or weeds shall be kept trimmed to less than six (6) inches in height. Members whose lot(s) are not in compliance will be emailed or called and given five (5) days' notice to bring their lot(s) into compliance. If no action is taken, SCOA will correct the violation and bill the member for services at the current rate plus a \$15 fine.

SOLID WASTE:  Sewage disposal is provided by septic tanks. A septic tank may be located on one lot and will serve up to 3 lots. To help maintain the septic system, spread clothes washing out over several days, do not put anything down the toilet that doesn't come out of your body or toilet paper, do not put grease down your sink or dispose of large amounts of food through a disposal system. These will all clog the system. Block directors will issue Rid-x to the lot owner where the tank is located. If there are any issues, contact the office immediately. If the office is not open, contact your block director.


PETS:  Pets are welcome. Since we do not have a specific "dog park," you MUST pick up after your pet. There is a two pet residential restriction on owners and renters. All pets must be on a leash when not confined to the owner's property.


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Owner's MUST control pets that are barking or otherwise create a nuisance. Pet owners are asked to be considerate of other. Likewise, non-pet owners are asked to be considerate of pets and their owners.

VOLUNTEERS:  This is perhaps the most important bit of information in these 5 pages. Green Gate Grove is run by volunteers. Volunteers are the lifeblood of getting things done here. All residents are encouraged and requested to volunteer in an activity that suits them. There are literally hundreds of ways you can volunteer in this community. Ask your block director or your executive team to point out where help is needed.

ACTIVITIES:  All residents (owners/renters) are encouraged to participate in Green Gate Grove activities. The activity calendar is available online using Vintuum. All activities that use the common areas must be scheduled through the Activity Director to avoid scheduling conflicts. SCOA business has priority over non-business activities and may pre-empt some activities when necessary.

SWIMMING POOL & SPA:  Pool hours are typically 8:00 am – 10:00 pm daily. EMERGENCY PHONE is on the south exterior wall of the clubhouse. Lift the receiver and 9-1-1 is automatically dialed. Water aerobics has reserved the pool on weekdays from 9:00-11:00 AM. Please use the shower (water only – no soap) located adjacent to the pool prior to entering the pool. Diving or jumping into the pool and spa is prohibited.

PRIVATE USE OF AREAS:  Owners/renters may reserve specific areas of the Common Areas. A refundable clean-up fee may be charged as a condition of using the facility. Owners/renters are responsible for the conduct of their guests and must ensure that their guests remain in the areas reserved.

SAFETY:  POSTED SPEED LIMIT IS 10 MPH.


Use caution when driving. The streets are used both day and night for walking, riding bikes and social conversations.

All golf carts/bikes operating at night should be equipped with working lights. Visiting young children must not operate a golf cart without an adult.

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PICKLE BALL:  The Board of Directors, upon advice from legal counsel, require an approved release form be completed by anybody wishing to play pickle ball on GGG property. The following is the procedure to follow when completing the release forms for Pickle Ball.

All members participating in pickle ball are required to complete the Green Gate Board of Directors approved release form prior to playing Pickle Ball on any GGG property.

These forms may be obtained from the leader(s) of the Regular pickle-ball, the Easy pickle-ball or at the office. The form is also attached to this notice and can be found on Venteum under Governing documents.

The original form should be delivered to the office or to one of the leaders prior to playing on any GGG Property.

The file of releases will be reviewed each year by the leader(s) and any releases no longer needed will be disposed of.

OTHER INFORMATION: 

Please read and abide by the community's Bylaws, Restrictive Covenants, and Architectural Rules. Any updates to this information will be published by the Board of Directors.