

COURTESY REMINDERS

Condorliving.com

Don't forget that at condorliving.com you can pay rent, contact the office, submit a maintenance request, update your contact info, fill out a survey, read the latest newsletter, and stay up to date with community news via our social media. Check us out today!



Parking Reminders

Please remember that the speed limit in the parking lots is 10 mph. Use caution when turning corners and near building entries to help prevent an accident from happening.

Also, take care to pull in between the parking space lines when parking in the lot, and be careful

when you open your door so you don't hit other cars.

We try to be diligent in replacing light bulbs as soon as they go out. However, if you notice a light out in the lots or anywhere on the property, please contact the Office.



Gorgeous Grounds

Help keep your community looking as beautiful as the weather outside with these simple tips:

- ◆ In addition to checking your lanai screen for rips and tears, be sure to check your front door and window screens. To keep out insects and keep our community beautiful, call the office right away to report any necessary repairs to windows and screens.
- ◆ Be mindful of disposing trash properly, especially in outdoor areas. Always throw cigarette butts away in appropriate receptacles, never on the ground or off building breezeways.
- ◆ Please don't feed squirrels, ducks, or other animals who may visit the property, as we do not want wildlife approaching people or apartments.
- ◆ Bird feeders are not allowed on your lanai or on trees near your home because they attract rodents that may then enter the building and apartments.

Noise Notes

Even though the walls of your home are sound-controlled, please be mindful of excess noise coming from your apartment and the breezeways. We ask that you not disturb your neighbors at any hour of the day, but especially between 10:00 p.m. and 8:00 a.m.

Please also be quiet and courteous in common areas such as the pool areas, party room, and parking lots.

If you have a noise complaint, please call the Rental Office (follow the prompts if after hours to reach the on-call staff).

No Smoking Areas

In accordance with the Florida Indoor Clean Air Act, smoking is prohibited in all common areas. This includes the elevators, breezeways, grilling areas, and pool areas. Please respect this policy and show consideration for your neighbors by limiting smoking to your car or apartment.

Remember to dispose of your cigarette butts in a proper and safe manner and call the Rental Office if you'd like a complimentary "butt bucket" for your home.

Lovely Lanais

Your lanai is a great feature of your home, but please remember that lanais are considered common areas and should be maintained in a manner that is non-offensive to other residents.

Lanais cannot be used for storage; however, appropriate patio furniture, plants, flowers, and other decorations are always encouraged.

All items must be kept within the lanai area. Items may not be placed on the property grounds or atriums. Please put a tray under plants to make sure they do not damage the lanai carpet.

The GulfGateGazette

A newsletter published for the residents of Gulf Gate Apartments



Office Info

Mon-Thurs: 9:00am - 6:00pm
Fri: 9:00am - 5:00pm
Saturday: 10:00am - 4:00pm
Sunday: Closed

📞 941-921-7300
@ gulfgate@condormgt.com

THANK YOU!



Residents like you are what transform our apartments into homes and our property into a community!

We'd like to say welcome to all the new residents who have moved in during the last few months and a very big thank you to those of you who have continued your residency here. We sincerely appreciate you all and look forward to continuing to exceed your housing needs.

IN CASE OF EMERGENCY

There are staff members available after hours for emergencies. An emergency is considered anything that can't wait to be handled until office hours resume. Common examples include air conditioning problems, water leaks, lack of water, being locked out of your apartment, and noise concerns. For this type of after-hour emergency, please call the Rental Office at 941-921-7300 and follow the prompts to reach the on-call staff member. Call 911 for police, fire, or health emergencies.

For non-emergencies, leave a message or fill out a maintenance request at condorliving.com under the "resident's area" tab. An office staff member will assist you during business hours.



Resident's Portal



Social Media

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Introducing *Condor Solutions*

We will do our best here at Gulf Gate to handle all of your questions and concerns, but we recognize that sometimes our residents want to escalate issues to our corporate management team. That's okay! Our Corporate Solutions team is here to offer additional support. Don't hesitate to reach out via the contact info below if that's ever the case. We look at these instances as opportunities to learn and improve!

solutions@condorliving.com
651-340-9705

WE'RE ALL EARS!

Filling out a website survey isn't the only way to submit your feedback. Please never hesitate to shoot us an email, phone call, or stop in and tell us how we're doing. We truly care about your opinion and want to ensure you feel at home. We also send surveys via email after maintenance requests and when you move in or out. Be on the lookout for more surveys from us this year as we continue to improve our service and community!

OUTDOOR AMENITIES

It's about time for pumpkin-spiced everything! But here in Florida, we get to enjoy our outdoor actives year-round. Whether you want to relax or get active, you can accomplish it right in your own community by taking advantage of the following outdoor amenities.

Pools & Sundeck



Join your neighbors for a dip in the pool!

The pools are open between 8:00 a.m. and dusk daily. Please remember the pool rules were written for important health and safety reason as well equal enjoyment of the pool by all residents.

If you're not in the mood for a dip, relax on the sundeck and catch some rays, read a book, or enjoy a nice outdoor lunch or poolside dinner!

Outdoor Toys



Go for a ride!

Bike storage is available in the A building bike room or in any of the bike racks located on the property. Please do not store bicycles in the atriums or breezeways. Bikes, scooters, and skateboards may not be ridden on the sidewalks.

BBQ Grill Area



The smell of barbeque is floating through the air at Gulf Gate (who's hungry now?!)

Invite company over for a BBQ at the outdoor kitchen located at the clubhouse pool. Two 25" stainless steel grills, plenty of granite countertop and serving space, and a custom painted tropical mural await. If the outdoor kitchen is in use, there are BBQ grills to enjoy at the other two pools.

Pet Peeves

Only certain pets are allowed at Gulf Gate. Small caged pets are permitted (max of two per apartment), and cats and small dogs (under 20 lbs at maturity) are only allowed if specified in your lease agreement. As you bring pets outside, remember that they must be leashed at all times and that you are responsible for picking up after them.

The pet rules are clearly stated in your lease, and any violation could result in the permanent removal of your pet from the property. For more information, please see your community policies packet.



MAINTENANCE CHECK-UP

Disposal Use

Most garbage disposal issues can be avoided by taking the following measures:



Always run cold water before, during, and after you put food in the disposal to flush the unit and lubricate the bearings.



Use discretion as to what items you put in the disposal.



Don't put drain cleaner into the disposal. Call the Rental Office for clogged sinks.



Don't run the disposal for extended periods. If it shuts down, you may attempt to restart it after a few minutes by pushing the red reset button at the bottom of the machine.



To avoid food buildup and unpleasant odors, run the disposal often, flushing it with water. Pouring vinegar, lemon juice, or ice into the disposal will keep it smelling fresh.



Run the disposal at least once per week to prevent possible damage.

Do Not Dispose

The following are examples of items your disposal can't handle:

- Nut and egg shells
- Melon rinds
- Bones
- Grease
- Large vegetable peels (including potatoes) and stems
- Leafy or stringy foods such as celery and lettuce
- Rice and pasta
- Fish skin

Recycling Rules

One of the biggest threats to the recycling industry right now is contamination, which is caused by placing non-recyclable items in the recycling or by placing dirty recyclable items in the recycling. **The biggest contamination issue at our community is plastic bags in the recycling.** Place your recyclable items in paper bags or simply carry your recycling to the community bins in the container you use to collect it in your home.



Please ensure anything in your recycling is on the list of accepted items and that anything not on this list is placed in the trash or recycled at an acceptable location. A flyer with recycling instructions is available in the Rental Office. Thank you for helping us make every day Earth Day here at Gulf Gate!

Recycling by the Numbers



Recycling a single glass bottle saves enough energy to light a 100-watt lightbulb for 4 hours.



When recycled, a single aluminum can saves enough energy to power a TV for 3 hours.



Recycling plastic saves twice as much energy as it takes to incinerate it.



An estimated 75% of American waste is recyclable, but we only recycle about 30%



Recycling 1 ton of paper saves approximately 7,000 gallons of water.



Plumbing Checks

The usual suspects for water leaks include toilets, faucets, and sinks, but it's important to monitor your air handler and water heater closets too. We ask that you regularly check that all equipment is running properly and that there are no leaks. Many water leaks and plumbing problems give warning signs and can be repaired while the problem is still minor, so catching a leak early can help minimize the damage to your and your neighbors' homes.

If you ever notice moisture, standing water, a leaking pipe, or a dripping sink, please be sure to contact the Rental Office immediately. You may be held responsible for costs incurred by failure to report damage to the property. Remember that renter's insurance is an important part of your lease agreement and can help protect you from unexpected losses.