

December
2020



Installation of Park Area Benches, Community Bulletin Board and Pet Waste Stations:

We are pleased to announce that the Association will be looking into installation of pet waste stations as well as park benches and a community bulletin board at the mailboxes.

It is the hope that with these efforts to better have more community involvement and enjoyment within the Association.

Holiday Wishes:

Albeit that we are all going through much 'different times' with the world right now, the Association wishes to extend to you and yours the best upcoming holiday season.

Management Contact Information:

Attn: Steve Mammen, Association Manager

Essex Association Management

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“From Your Corner”
Villas of Middleton Townhomes
Association

Recent Membership Meeting (Involvement):

As some of you may be aware, we recently held an open town-hall meeting with the membership earlier this month.

The purpose of this meeting was to inform of current and upcoming events involving the Association and was welcomed by many members and appreciated by all for open dialogue.

With this, we wish to continue such meetings on a quarterly basis as well as distribute publications such as this to advocate membership involvement.

We have noticed that there are not many on the dedicated Association web-site for such information and ask that members do register for more information.

If you have any questions to this, please do not hesitate to contact Steve Mammen, Association Manager, at Essex Association Management by telephone or e-mail provided

Upcoming Phase II:

As relayed at the recent meeting, we are pleased to announce that the 2nd phase of construction will commence within the next 6-9

months (target date is March 2021).

This phase is to consist of approximately fifty-four (54) additional properties as well as construction of a Amenity Center/Pool Area at the end of Galveston.

We are currently in the process of obtaining more specifics on this recreational area as it will definitely be a well-anticipated and welcomed feature for gatherings with the membership.

More details will be forthcoming as the are available.

Lighting Concerns (Street Lighting):

As discussed at the most recent meeting, there were concerns in relation to the inadequate street lighting that was installed during the building of phase one.

After discussing this with the City, it was informed that this is not a City responsibility and an HOA responsibility for any future upgrades.

We are in the process of obtaining recommendations from lighting firms

on options to better the lighting conditions.

In the interim, we ask that members leave their front porch light on to better help illuminate the areas.

Trash Cans Left Out:

As mentioned previously, we are having an issue with members leaving trash cans out for days after disposal has taken place.

Please note that trash cans should be placed out no earlier than 7:00PM the night before disposal and to store the trash cans away from view of the Common Area no later than 7:00PM the day of disposal.

We thank you in advance for your assistance to this matter.

this time.

Further, we ask that members/residents to please not park within the fire-lanes of the Community as to not pose a hazard in the event of an emergency.

We appreciate your attention and cooperation to this request.

**Pet Supervision/
Maintenance in Common
Areas:**

We have seen a growing problem with residents not adhering to the policies of the Association with regard to having their pets leashed and supervised within the Common Area.

Further, we have had issues of members not cleaning up after their pets and this poses as a health concern, let alone unsightly circumstances. As mentioned in another article within this publication, the Association will be installing pet waste stations in designated locations in order to help alleviate this concern.

We ask that all members adhere to the rules of the Community in respect to ensuring that all pets are leashed/supervised when walking within the Community as well as picking up after them to alleviate this concern.

Speeding Within the Community/Recent Vehicle Accident:

As some of you may be aware, our streets have been used as a "thoroughfare" from Independence through to Plano Road, sometimes at high rates of speed.

We have had discussions with the City with what could be done given that this is public streets.

There was an idea of installing speed bumps/humps, however, this unfortunately is not an option as the City has advised that if we have them installed then we (HOA) would be responsible for maintaining the streets within the Community.

We are researching other options to help alleviate matters.



**Pest Control Issues
(Rodents):**

We have received more reports of rodent activity to various areas within the Association.

This matter will only increase with the scheduled building of Phase Two.

There are things that you, as the individual owner, can do to help not have issues in the future.

From not storing pet food outside in the backyard to removing excess fruit from fruit bearing trees to not leaving your garage door open for extended periods of time will help minimize such exposure.

Access to Rear Backyards:

As you may know, the Association needs access to your backyard area as the irrigation is the Association's responsibility to maintain.

This has been a long standing whereas there is a need for access for a repair and cannot gain access.

With this, the Association is considering installing combo pad-locks to each gate so that there is a universal code known by the member and the landscape company to resolve this. We ask for your cooperation to this.

Need for Advisory Committee Members:

We are in need of volunteers to assist on various committees (landscape, architectural, social, etc.).

We have had some interest so far and ask that more members become involved for the betterment of the Community.

If you have interest, please go to the Association's web-site and download the form located on the site. Complete and return to our office.

Landscape Items:

Over the colder months, the landscape company will be focusing more on detail to the shrubs and planter beds within the properties.

The irrigation has, for the most part, been shut down for the winter season.

Finally, several larger shrubs that have been planted up against the property are currently blocking address numbers and will be trimmed down so that the

address numbers are visible from the street.

Winterization of your Property:

With experiencing our first season "freeze", we wish to remind members of the importance of taking steps in winterizing your property.

For helpful tips, we have placed an article onto the Association's web-site that provides steps members can take if you need assistance.

Parking (Fire Lanes/Guests):

With this in mind, please remember during this holiday season that we ask that members/residents are mindful of the limited parking spaces within the Association.

This is to ensure that there is enough parking for guests to come visit with family members during this time.

Further, we ask that members/residents to please not park within the fire-lanes of the Community as to not pose a hazard in the event of an emergency.

We appreciate your attention and cooperation to this request

Have an "Idea" for the Newsletter?? - We want to hear from You!!:

Have an idea for the next newsletter publication?? Please submit your topic and/or article to something you wish to address with the Association as a whole to better communications.

We appreciate your input!!

