

VILLAGES OF LANGHAM CREEK

HOUSTON COMMUNITY
MANAGEMENT
SERVICES

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ALL NEW RESIDENTS, WELCOME TO THE COMMUNITY!

Frequently Asked Questions for Villages of Langham Creek Homeowners

Q: What does the HOA do and how are they regulated? A: The Elected Board of Directors abide by legal binding documents that are regulated through the State of Texas.

Q: How much are Homeowner Dues and what are they used for? A: The Dues are currently \$350.00 annually for each Homeowner and Townhome owner. The yearly assessments are due January 1st of the New Year and are used for the continued maintenance, repair and operations of the Subdivision. The annual assessment can be changed. The Townhome community has an additional monthly assessment of \$115.00 due the beginning of every month. The monthly assessment is used for the maintenance of the exterior of the townhome only.

Q: Who is our Management Company and contact name? A: Houston Community Management Services, Inc., located at 17047 El Camino Real, Houston, TX 77058. Anna Carrette is the Association Manager for Villages of Langham Creek POA and TH. The office number is (832) 864-1200 and email address is acarrette@houcomm.com.

Q: How can I get involved with my neighborhood? A: By attending a Homeowners meeting and volunteering for one of the Committees. The board meetings are held monthly on the 2nd Monday night of every month. Please let the management company know ahead of time if you want to address your concern to the Board of Directors. The homeowner will have 5 minutes to address their concern to the Board of Directors.

Q: When and where are HOA meetings held? A: The monthly meetings are held on the second Monday of each month starting at 7:00pm. Check website for location. April is the annual meeting to elect board members. Check website at ww.villagesoflanghamcreek.com for Villages of Langham Creek calendar for meetings and events.

Q: Do I need to ask to do any improvements or changes to my property? A: Yes. Before erecting, altering, constructing any portion of land and/or building, you will need to submit an Architectural Control Committee application (ACC) for approval.

Q: Why do I need ACC approval? A: To maintain conformity of design of such improvement while harmonizing overall character of Subdivision by maintaining or increasing property value. It is a deed restricted community.

Q: Who and what determines ACC approvals? A: Applications may be taken into consideration by the Board of Directors to the type and quality of improvements or materials used while staying in compliance to the Restrictions.

Q: What happens if I do not get approval prior to erecting, altering, constructing on any portion of land and/or building? A: The Board of Directors may require removal or elimination at Owner's expense for any installation or modification performed without prior approval. Also a hundred dollar fine may be imposed.

Q: Where can I get an Architectural Control Committee Application form? A: Application and copies of Deed Restrictions? A: download from website: villagesoflanghamcreek.com.

Special Points of Interest:

- ◆ Welcome to New Residents
- ◆ New Homeowners Frequently asked questions.
- ◆ A Deed Restriction Enforced Community
- ◆ Being a good neighbor
- ◆ Start a Neighborhood Watch Program

HOMEOWNER NEWS: Declaration of Covenants (Deed Restrictions)

Deed Restrictions: It seems as though a few residents of our community have become a little lax when it comes to some of the deed restrictions here in Villages of Langham Creek. Please allow us to take this opportunity to point out some frequent violations.

Yard Maintenance: Please make a conscious effort to keep your lawn looking as manicured as possible. Keep grass mowed, weeds pulled and tree limbs trimmed back. Please keep your trees and bushes from dying from lack of Water. The homeowner will be responsible for removing and replacing all dead trees or plants.

Trash/Garbage Cans: Please refrain from putting your garbage out in front of your home until after 6:00pm the day before trash day. Also, be sure to remove your trash cans from public view after the garbage has been collected. Be thoughtful whenever you can by helping your neighbors with simple things like bringing in garbage cans, picking up litter when you are out, and helping neighbors with chores.

Pets: Cats and dogs or household pet, if not kept and confined within an enclosed non-visible portion of the Lot, must be leashed and accompanied by a person when traveling beyond the perimeter of the Lot, and such person shall promptly clean and remove the discharge and waste of the pet. Be courteous to your neighbors and pick up your pet's waste from their lawn.

House Maintenance: Each Owner, shall have the duty and responsibility, at his sole cost and expense, to keep and maintain his Lot. And all Improvements therein and thereon, in a well maintained, safe, clean and attractive condition at all times. Please allow us to take this opportunity to point out some frequent violations. Be aware that just because a certain amount of time has passed and a violation has not been cured does not mean that no action is being taken. Having to file a lawsuit takes time. If you received a violation letter from the management company, please comply and have the work done within the 30 days.

Such maintenance shall include (without limitations):

- ◆ Exterior Service: owner shall keep and maintain the quality and appearance of all exterior surfaces, particularly those areas covered by an approved paint or stain, in good repair, condition and appearance and free of mildew. The Association requests homeowners that received a deed restriction violation letter To clean/paint the exterior of the home and to cure the violation within the 30 day of notice. All Maintenance of exteriors of any improvements including but no limited to promptly repairing and exterior damage or deterioration and removing any mildew . An extension from the 30 days should be requested from the Association Manager. Maximum extension is an additional 15 days from the 30th day of the violation letter.
- ◆ Mold, Mildew and Paint: There are a lot of houses that have mold and/or mildew stains on the gutters, chimneys, trim and wood work. Please keep an eye on this, as it is a recurring problem for all of our houses. For the do-it-yourself, there are a number of products that can help with this, such as Jomax House Cleaner and Mildew Killer, available at Lowes & Home Depot. A mild bleach solution may also help. If you decide you need to paint your house, don't forget to submit a Home Improvement Application.
- ◆ For the Townhomes the management company has a yearly schedule to do the exterior maintenance. If you have problems with your roof, siding or trim, you can fill out a "Townhome Work Order Request Form". The management company can tell you what is covered by the HOA and what is the homeowners responsibility. The HOA uses a Five Star, Insured contractor for all repairs done for the townhomes.

Thank you for doing your part in maintaining the community beautiful for everyone to enjoy.

HOMEOWNER NEWS: Declaration of Covenants (Deed Restrictions)

Lawn Maintenance: Each Owner, shall have the duty and responsibility, at his sole cost and expense, to keep and maintain his Lot. And all Improvements therein and thereon, in a well maintained, safe, clean and attractive condition at all times. Such maintenance shall include (without limitations):

- ◆ The proper seeding , sodding , consistent watering, mowing and edging of all lawns
- ◆ The pruning and cutting of all trees and shrubbery
- ◆ Prompt removal of all dead shrubs and plants, litter, trash, refuse and waste
- ◆ Watering of lawn and all landscaping
- ◆ Keeping exterior lighting and mechanical facilities attractive and in working order
- ◆ Keeping lawn and garden areas alive, free of weeds and attractive
- ◆ Keeping driveways, curbs, and sidewalks in good repair and condition

Care of your lawn in the fall is as important as in spring and summer. Regular care is the key to an attractive and healthy lawn through the fall and winter months. Here are few things you can do to help your lawn survive the winter and recover vigorously in the spring.

Fertilization: Fall fertilization is the key to prolonging fall color and promoting early spring recovery of the lawn. It helps produce a dense turf that resists winter weeds. Fertilizer used in the fall should be higher in nitrogen and potassium and lower in phosphorus. Grasses fertilized this way have shown greater survival during winter months than those fertilized with high phosphorus.

Watering: When your lawn goes dormant during winter months, it is important to remember the grass is living and needs moisture for survival. During the winter, if it doesn't rain for several weeks, then the lawn should be irrigated. Irrigation before a hard freeze is helpful in reducing freeze injury to the grass. It takes much colder air temperatures to lower the temperature of a moist soil than that of a dry soil. Not many people think of winter in the heat of September, but fall is the time to prepare your lawn for the cold ahead and, at the same time, get rid of unwanted weeds.

Fall fertilization, which is the most important fertilization of the year, is the first step for a healthier lawn next year, and September is the time to do it. Use a 3-1-2 ratio formula or buy a "winterize" product of your choice, allowing for good coverage. The "slow release" will feed through early November, and with continued regular watering, produce a hardy root stock to survive the winter. This is also the time to put out the pre-emergent chemicals to control unwanted weeds and grasses. First, identify the type of weed you need to control. For cool season grassy weeds such as rye or bluegrass, use products such as Balan, Amaze, or Team; for broadleaf weeds like henbit, use Gallery. Check with your nurseryman for his recommendation. Fungal diseases love cool weather and are most prevalent in the fall. Monitor the condition of your lawn carefully. If you suspect a problem such as brown patch, gray leaf spot, or take-all, contact the Extension Service or your local supplier for recommended treatment. Late September and early October is the time to strengthen and prepare your lawn for strong root growth this winter and next spring. After our recent rains, your lawn is going to be ready for attention and work in the following three areas: fall diseases, pre-emergence weed control, and feeding.

Fall Diseases: Brown Patch and Take-All Root Rot are two fairly common fungal diseases that affect St Augustine grasses. With our recent rains and high humidity, both could become active once the severe, intense stress your lawn has endured due to the terrible summer heat gives way to milder, wetter weather. Pre-emergent Herbicide: Fall and winter weeds such as henbit, chickweed, or bluegrass may best be controlled now with a compound such as benefit (Balan), bensulide (Betasan) or isoxaben (Gallery).

Houston Community Management Services

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Association Manager

NEIGHBORHOOD SAFETY TIPS

Never allow people you do not know into your home, such as a door-to-door sales person, a person asking to use the phone or looking for a supposed neighbor

Always keep your doors and windows locked on your home and vehicles at all times.

Don't have your valuables visible through windows or in vehicles parked in your driveway.

Have a friend or neighbor pick up your mail and newspapers if you are going to be away from your home for an extended period of time.

Call the police immediately if you see suspicious persons.

GOOD NEIGHBOR TIPS

Your neighborhood is an extension of your home. The homes that surround you rely on semblance and order to maintain tranquility among all the people who share this space.

Keep the noise down. The closer homes are together, the more noise can become a sensitive issue between neighbors. If you have a party, let your neighbors know ahead of time and don't keep the music on loudly throughout the night. If you listen to music outside, turn the radio off when you go in.

Drive safely. Nothing is scarier than a driver who flies through the neighborhood carelessly. Drive the speed limit, slow down when pedestrians, especially kids are on the street playing. Show courtesy to neighbors who are trying to exit their driveways. Parking on the street overnight does obstruct the view of your neighbors. Parking overnight on the street is a deed violation and I encourage all homeowners to comply with the rules.

Be the eyes and ears. Pay attention to your neighborhood and note anything that seems out of place. If a neighbor goes out of town, pay careful attention to their property while they are away. Offer to bring in the mail and newspapers so they don't pile up.

Participate in your neighborhood watch program of your neighborhood. Put together a list of homeowners and communicate by phone and email. Contact Anna Carrette to start up a Neighborhood Watch Program.

www.villagesoflanghamcreek.com

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