



THE VILLAGE AT HIGH MEADOW

Welcome Home!

Welcome to The Village at High Meadow

We are excited that you have chosen to move to our wonderful community. We love how peaceful and friendly our neighborhood is. The Welcome Committee, along with the Village Board of Directors, have created this folder to share information that will help you as you settle into your new home. You may still have more questions, so here are some ways for you to get answers.

BLOCK CAPTAINS - The easiest way to find information is to contact your Block Captain. If you have general questions about the neighborhood or the area, they are a great place to start. **Your Block Captain is:**

Name:

Phone:

Email:

PRESTIGE ASSOCIATION MANAGEMENT is the management company for the Village at High Meadow. They can assist you with any information about the Homeowners' Association. Kariy Maynard is our client manager. An email to her can help with questions or concerns about our neighborhood.

Kariy Maynard
Association Manager
Prestige Association Management Group
1849 Kingwood Dr. #103
Kingwood, TX 77339
(281)607-7701 extension 1028
kariy@pamgtx.com

https://villagehighmeadow.frontsteps.com/users/sign_in - The neighborhood website is an excellent source for information and news. You can obtain login information from Prestige Association Management directly. They will send you a link directly from your account to create your login.

ARCHITECTURAL CONTROL COMMITTEE AND THE VILLAGE AT HIGH MEADOW BOARD OF DIRECTORS - These two groups are dedicated to keeping the Village at High

Meadow beautiful and are here to help! More information about these groups are included in this packet.

There are many people who want to make you feel at home and welcome here in the Village at High Meadow. Please do not hesitate to contact any of us. We look forward to hearing from you and...

WELCOME HOME!

-VILLAGE AT HIGH MEADOW BOARD OF DIRECTORS

Your Board of Directors

The Village at High Meadow Community Association is governed by a group of six volunteers that were voted in by residents. Their job is to maintain the beauty and high quality of assets in The Village and to look out for the investments that have in this community. Working closely with the Architectural Control Community (ACC) and Prestige Association Management, the board strives to maintain the grounds and facilities and to consistently uphold the Bylaws and Deed Restrictions of the neighborhood. It is a very supportive group of people that are here to help with whatever you need. Feel free to contact any of them with questions. There is a separate page in your packet with all their contact information.

There are quarterly open board meetings at the Rec Center that residents are highly encouraged to attend. There is also an annual board meeting where dinner is served at the Ranch House, by the golf course.



Phone: (281) 607-7701

Fax: (281) 306-5454

Prestige is our Property Management Company for The Village at High Meadow. They are here

to you and answer any questions you may have relating to your Homeowners' Association. Prestige supports our community with service to residents and works with the Board of Directors to enhance property values, manage our finances, enforce our governing documents and manage the physical property.

Prestige provides us with a Manager who is responsible for the business affairs of the Association, including attending the Board meetings, maintaining the Association's records, negotiating contracts and acting as the liaison between the Board of Directors and the residents. This person will help with homeowners questions and concerns relating to the management of the community.

You will contact Prestige to obtain your key FOB to access the Rec Center.

For questions pertaining to your account, please contact Prestige.

Architectural Control Committee

This hardworking group of volunteers have been appointed by the Board to make sure that all houses and improvements are being built in accordance to the guidelines in the Village at High Meadow Covenants and Deed Restrictions. When an owner wants to build or improve their property, the plans must be approved by this committee. Detailed information regarding the ACC is found in Article V of the Deed Restrictions.

What does “improvement” mean? In our Deed Restrictions, an improvement is defined as a pool, shed, barn or all buildings and roofed structures, parking areas, fences, walls, hedges, mass plantings, driveways, changes in any exterior color or shape, and any new exterior construction or exterior improvements which may not be included in the above description. It does not include a garden, shrub or tree replacements, or any other normal replacement or repair which does not change the exterior colors or exterior appearances.

How do they decide what gets approved or not? Approval of plans are based, among other things, on adequacy of site dimensions, structural design, conformity and harmony of external design and of location with respect to neighboring structures and sites, relation of finished grades and elevations to the neighboring sites, and conformity to both the specific and general intent of the Deed Restriction Documents.

If you are thinking about adding something or modifying your home, go to your web portal (https://villagehighmeadow.frontsteps.com/users/sign_in/ or <https://villageathighmeadow.com/>) and you can find ACC Request Information under *Documents* then *ACC Request Information* and download the *ACC Homeowner Improvement Packet*.

Village at High Meadow Deed Restrictions

The Village at High Meadow is proud to be a Deed Restricted Community. Compliance to our restrictions is what ensures that our neighborhood remains a desirable place to live and helps protect the value of the investments that we have all made.

You should have received a copy of and signed the Covenants (AKA the DCCR's/Deed Restrictions) at the closing of your home. They can be accessed at any time on the website https://villagehighmeadow.frontsteps.com/users/sign_in/, by clicking on *Documents*, then *Legal Documents*.

The Covenants start with information about the organization of the neighborhood, responsibilities of the Board of Directors and the ACC, along with information on building restrictions and guidelines. Article VI focuses on the Deed Restrictions. These are the rules set in place for residents to follow to keep our neighborhood beautiful and therefore are consistently and fairly enforced. It is important to familiarize yourself with these guidelines so that you know what is expected.

Prestige is in charge of identifying violations and will send out a courtesy letter to notify residents when a violation is found. If you receive a letter, please work constructively with them to resolve it quickly. Violations that remain unresolved can result in fines or even legal action.

Thank you for doing your part to keep The Village at High Meadow beautiful!

The Village Rec Center

The Rec Center is located at Champions Drive.

The facilities include:

- Swimming Pool - CLOSED WEDNESDAYS FOR CLEANING
- Kitchen - equipped with refrigerator, microwave, stove and sink available for members to rent for special occasions (contact Prestige or go to website for application)
- Tennis Courts (Pickleball Courts)
- Playground
- Basketball Goal

MEMBERSHIP - All property owners in The Village are automatically members of the Rec Center. A portion of the owner's annual assessment fee is applied to the cost of operation.

Key FOBs - A key FOB will be issued to members upon request to Prestige and validation of property ownership, verification of annual maintenance fee status and deed restriction compliance status. Lost FOBs or purchase of a second FOB is \$10. FOBs are coordinated through Prestige.

Suspension - Membership may be suspended for non-compliance of the deed restrictions or for delinquent payment of annual assessment fees.

Any questions regarding these rules should be referred to Prestige at 281-607-7701.

Deep Proofing Your Yard: The Impossible Dream? -a letter from a Master Gardener

The first question every new resident asks is “What can I plant that the deer don’t eat?” The short answer is nothing. Deer will eat anything when food is in short supply or there is a lot of deep pressure, meaning that the food supply is not sufficient for the population.

Don’t throw in the towel yet because as you drive around, you see lots of green shrubs around the houses, with or without a fence. The short fences that you see around the subdivision do not keep the deer out because they can jump over 6’ from a standing position.

There are a couple of critical times of the year when you MUST be diligent to protect vulnerable plants. In the spring when the does (females) are pregnant, through early summer, when they are nursing, and again in the fall when the rut begins. All that running makes both the males and females hungry and the rut coincides with the time that the bucks (males) are rubbing the velvet off of their antlers. Late summer and most of the winter, you can be less diligent with protection.

Suggestions for a higher rate of success:

-When planting trees, protect them until the foliage is high enough that a deer standing on its rear legs cannot reach the foliage to eat and the bucks can’t rub. You can do this with a fence around the perimeter with fencing wire or chicken wire. It can easily be removed when the plant is larger.

-There is spray on the market called “Liquid Fence”. It smells like rotten eggs and appears to work well for some. If we get good rain, you will need to spray again. Buy the large size of the concentrate and mix in a pump up sprayer.

If you start spraying early spring before the deer drop their fawns, then you will be sort of training them to by-pass your yard and move on. Then the fawns will also learn not to browse in your yard, too.

On the next page I am sharing a list of the deer resistant plants that I use in my yard in High Meadow Ranch.

Have fun and enjoy your yard!

Patsy White, Master Gardener
Resident of High Meadow Ranch

**For more information about gardening and landscaping in our community, along with meeting some great neighbors, come join the Garden Club! You will receive emails regarding dates and time of meetings, be on the lookout!*

DEER RESISTANT PLANTS

Large Shrubs: Full Sun

Pineapple Guava
Sweet Olive (may eat tender leaves)
Bottle Brush (standard is small tree, Little John is dwarf - 4')
Most Hollies
Junipers and Cedars
Viburnums (except Walters)
Texas Southern Wax Myrtle
Yaupon
Elaeagnus
Texas Sage
Vitex
Lorapetalum (deer will eventually eat)
Privets (can be large or dwarf)
Mexican Bauhinia

Medium Height: Full Sun

Nandina (will sometimes eat the lower leaves, so better luck closer to the house)
Gardenias in part shade areas
Boxwood (Winter Gem is the best variety)
Plumbago
Duranta
Rosemary
Sago Palms - poisonous to animals
Dwarf Yaupon

Smaller Plants: Full Sun

Firecracker Plant
African Iris 0 almost all Iris are deer resistant
Cherry Barbados
Society Garlic (white and purple bloom varieties, there is also a variegated variety that stays very small and looks like Aztec grass-which the deer eat)

Muhly Grass and most ornamental grasses are deer resistant. Ornamental grasses come in a range of heights.

Part Sun or Part Shade

Holly Fern
Gingers in part shade areas (these come in size range from 8" to 8' so read the label)
Variegated Ginger (Gingers need 3-4 hrs sun a day to bloom, the variegated ginger is a shell ginger that needs 2 full years of growth without freezing to bloom)
Azaleas
Ferns, Flax Lily or Dianella

Blooms:

Vinca aka periwinkles
Daffodils for color (plant in fall)
Lantana
Clematis
Dusty Miller (the leaves are gray/white)
Dianthus

Herbs: Plant in landscape and as a bonus, you can use them

Year Round:

Rosemary
Oregano
Thyme
Chives

Summer:

Basil
Lemon Grass
Lemon Verbena
Scented Geranium
Turmeric

The wildlife in The Village is a big part of what makes this neighborhood so unique and wonderful. You will see everything from deer to rabbits and even a coyote or two. They are fun to watch, but please remember that they aren't pets and watch from afar!

Injured animal: Any time you have an injured wild animal, please remember that the animal may be in pain or in shock. They will attempt to defend themselves from perceived danger by any means available, so stay clear. Also, because of the danger of disease transmission, any wild animal should be kept away from domestic pets. If you see a deer that needs to be "put down" you must contact Texas Parks and Wildlife for permission from a Game Warden (Their main number is 979-696-4148). Because unnecessary contact with human scents should be avoided, you should not attempt to give wild animals food or water unless directed by someone qualified. The best thing for a stranded or injured wild creature is to leave it in peace until you can get the advice of a wildlife rehabilitator.

Abandoned Fawn: In Texas, it is very common for people to encounter seemingly orphaned/abandoned deer. Mother deer leave their fawns bedded down while away foraging. If the fawn is not crying, covered with fire ants, eyes are not swollen, and no visible wounds, do not handle or disturb it. Your presence will only cause stress for the fawn. Mother deer may be away for 12 hours. They know where they left their fawn and will return. Try not to scare the fawn away.

Removal of Live Wildlife: check online or Facebook for referrals. Many companies do this.

Removal of Dead Animals: Should you encounter a dead deer or other large animal on your property, transfer to a ditch or nearest road for pickup. Contact Charlie Riley, PCT 2 Office at 281-259-6492, they will arrange for pickup but cannot go on private property.

Wildlife Rehabilitators for Montgomery County

Name	City	Specialization	Contact Info
Dressler, Sherron	The Woodlands	Birds (excl. raptors)	281-296-0642 (8am-7pm within an hour distance)
Friends of Tx Wildlife	Magnolia	Small mammals (including fawns), birds/raptors, and reptiles/amphibians	281-259-0039 (10am-2am) or ftwl.center@gmail.com
Gibson, Lisa	Stagecoach	Small mammals (including transport and stabilization of fawns)	281-259-8724 or 281-467-6936 (reasonable hrs) winterhawk@att.net
Milson, Jim	Willis	Small mammals only, no fawns	936-856-2848
Wildlife Center of Texas	Houston	Mammals, birds, reptiles and oiled wildlife response	713-861-WILD (8453)

Useful Websites

(https://villagehighmeadow.frontsteps.com/users/sign_in/ / Our neighborhood portal with property specific information.

<https://villageathighmeadow.com/> Your neighborhood website with public information including: Events calendar, ACC information, Welcome Information, Forms, Board of Directors, Deed Restrictions, etc.

tpwd.texas.gov - Texas Parks & Wildlife - great resource for info about deer

gretermagnoliaparkwaycc.org and www.tomballchamber.org - Find out what is going on in our area

magnoliaisd.org - All the information about Magnolia Schools

mctx.org - Info about voting in Montgomery County

mcad-tx.gov - Property tax information

txapps.texas.gov - Drivers License renewal/change

Facebook - High Meadow & Village of High Meadow Ranch - great social media group with current neighborhood news, events, and quick answers to neighborhood questions. Request to join!

epcor.com - Our natural gas provider website

highmeadowranchgolf.com - High Meadow Ranch Golf Course

<https://pamgtx.com/> - Prestige Association Management

VILLAGE AT HIGH MEADOW BOARD OF DIRECTORS

Name: Joe Curtino

Phone: 713-494-4053

Email: president@villageathighmeadow.com

Board Position(s): President

Name: Sara Williams

Phone: 713-992-5100

Email: vicepresident@villageathighmeadow.com

Board Position(s): Vice President,

Director of Communications

Name: Kelly Burmaster

Phone: 936-334-2609

Email: maintenance@villageathighmeadow.com

Board Position(s): Maintenance

Name: Carl Tolbert

Phone: 979-645-8419

Email: security@villageathighmeadow.com

Board Position(s): Safety & Security

Officer

Phone: 832-216-8736

Email: treasurer@villageathighmeadow.com

Board Position(s): Treasurer

Name: "Bud" Irving

Phone: 832-766-9363

Email: secretary@villageathighmeadow.com

Board Position(s): Secretary

Name: Cindy Hendrix

Phone: 713-805-5798

Email: hendrix.cin@gmail.com

Board Position(s): Alternate

Name: Tom Colle

Phone: 713-294-7158

Email: tchmail@comcast.net

Board Position(s): Alternate

Name: Ken Hester

This group of six volunteers are elected by residents and will serve two year terms.

They meet monthly as a group to work on Village needs. If you have any questions or concerns, please reach out and they are all available to speak to you.

We encourage you to attend the quarterly open meetings to know what is going on in your neighborhood. Meetings are held at the Village Rec Center. Meeting notices are sent out via email and are also posted on the marquee.

IMPORTANT NUMBERS

Sheriff Non-Emergency Dispatch 24/7

936-760-5800 opt 3

Constable - Precinct 5

281-259-6493

8:00am-4:30pm

*****Vacation watch:

<https://constable5.org/vacation-watch/?amp>

Sheriff Dpt - Magnolia District #4

281-259-6490

8:00am-4:00pm

**County Commissioner Charlie Riley -
PCT 2**

281-259-6492

High Meadow Water Company

800-244-4035

customerservice@uicinc.net

Epcor Gas

800-383-0834

myepcorgas@epcor.com

Centerpoint Energy

713-207-2222

Animal Control

Pets-281-259-6493

Livestock-936-760-5800 opt 3

High Meadow Ranch Golf Club

281-356-7700

Ogie's Grill

281-356-3078

**Country Corridor Disposal - Trash
Service Option**

281-721-4750
