

WALDEN TOWN HOUSE ASSOCIATION SECTION 7

TRUSTEES

Michael Herminghaus, Pres.

Susan Robertson, Vice Pres.

Doug Dillon, Treasurer

Gail Mewes, Secretary

Carol Daugherty, Trustee

Debra Nelis, Alternate



September 2021



www.wtha-7.com



LANDSCAPING AND YARD MAINTENANCE

Yard Maintenance: Brightview is the landscape company hired to maintain Walden Town House Association - Section 7 lawns and shrubs. Wednesday Services are mowing, edging and blowing the common areas and ungated front yards. Thursday Services performed include mowing, edging and blowing gated yards and trimming shrubs.

Should you have a service issue, please do not pull a member of the landscape crew to your house for direction. Please contact Jennifer Skinner at jskinner@imcmanagement.net or 936-756-0032 to report the issue.

Fenced Yards: Fenced Yards will not be serviced if any of the following occur:

- Gate is locked or appears to be locked/stuck. **Please have gate(s) unlocked or open before 9:00 am on Thursdays**
- Pet feces in grass
- Gate has been locked for extended time, causing grass to become too high to be cut.
- Garbage or building materials in areas to be mowed.

If you feel that you are in compliance with the above list, but did not receive the backyard service, please contact Jennifer with IMC Property Management.

Shrubs: In order to best service the front shrubs; the board is implementing a “flag system”. The flag will indicate whether or not you would like your front shrubs trimmed by Brightview. If you would like your front shrubs trimmed, please contact Jennifer Skinner. Upon request, a flag will be delivered to you. Please place the flag visibly in your front shrubs, Brightview will know to trim them. **Without** a flag, Brightview will **not** trim your shrubs.

Tree Limb/Shrub Disposal

Section 7 has experienced several incidents where residents have placed trimmed limbs and dead shrubs out in the common area grass and trees to be picked up by our landscaper service. Haul off services such as this are not included without additional charges of approximately \$200 per load which comes out of the funds paid by homeowner annual dues.

Residents are to make 4-foot tied bundles and place in front of their home for the garbage service to pick up or contact a service to haul off at resident's expense.

GARBAGE REMOVAL

We are sending this information to you, as a refresher or perhaps you are new to the community. Please review the guidelines below and feel free to contact Deed Restrictions with any questions you may have about its contents.

- Place trash out by 7am on Mondays and Thursdays for regular schedule pickup.
- Place trash can(s) in front area of property and in plain view of street.
- Trash cans will not necessarily be placed back in same location and is not the responsibility of OFS Solid Waste Services.

Household trash MUST be in either a trash reciprocal with lid (OR) in Construction grade trash bags. ON the designated trash pick-up days, you may place in front of your residence (visible from the street) and OFS will retrieve, empty the cans onto the truck. Please be sure to retrieve your trash cans, placing them out of sight. **NOTE: Trash cans/bags/ debris sat out on any other day (NOT a trash pick-up day) will result in a deed restriction violation notice.**

No construction debris including: waste building materials resulting from construction, remodeling, repair or demolition operations. No sheetrock, shingles, fencing, etc. For these items, you must contact OFS and schedule for a separate pick up, fees may apply.

Heavy Pick-Up: (1) One large bulky household item can be picked up on the second day of service if placed at curb. (Example: Couch, mattress, chair, table, etc.)

Office hours for OFS Solid Waste Services, Inc are Monday through Friday from 8:00 am to 5:00 pm. You may also email to admin@ofssolidwaste.com or go to the website at www.ofssolidwaste.com

We hope you find this information helpful and together we can keep Walden Townhomes a beautiful area to live. For any concerns, or missed pick-ups, please call the Walden Deed Restrictions Office at (936) 612-0011 or email deedrestrictions1@waldenonlakeconroe.com

FUTURE DEVELOPMENTS

Exterior Painting and Fees

The exterior painting campaign of our buildings will be coming to an end early next year with only one building left to be painted. As communicated before, this is the last time that the Association is paying for the painting, future exterior painting will be the responsibility of the home owners following the guidelines of Walden's ACC. Consequently, the Board of Trustees is considering a reduction in the annual fees for all members in the future.

Open Lots

The Association currently owns several lots within Section 7, which at this point, WCIA fees and taxes have to be paid every year and the landscaping has to be maintained. The Board is considering the sale of these lots in conjunction with Walden CIA, who also own 3 lots in Section 7, and has started negotiations with local builders. It is planned that the proceeds of such sale will be placed in a Reserve Fund, which can be used in the future for capital improvements and emergencies for the common areas, parking lots, roads, grass areas, and bulkheads.