



Waldens Townhouse Association

Section 7

YARD MAINTENANCE

Section 7 landscape services are every Thursday from March through November and every other Thursday, December through February. Services provided include mowing, weed eating, edging, and blowing the common areas, as well as, unlocked gated front and backyards. Please have your gates unlocked on Thursday morning by 8:00 am if you would like to have this service. If renters are occupying your residence, please give them a copy of this information.

Our landscape contract provides trimming of non-flowering shrubs as a separate service 4 times a year in the common areas and front yards only.

Should you have a service issue, please do not pull a member of the landscape crew to your house for directions. Many do not have a clear understanding of the English language. Additionally, they have been instructed to only take direction from their supervisor. Instead, please take a picture of the issue and email Kerrie Stone at kstone@imcmanagement.net to report the issue. We will investigate the issue immediately and send you a response.

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 8:00 am on Thursdays.
- Pet feces in grass
- Gate has been locked for an 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 following the above list, but did not receive the backyard service, please contact Kerrie Stone at IMC Management.

Tree Limb/Shrub Disposal Section 7

Section 7 has experienced incidents where residents have placed tree limbs and shrub cuttings out in the common area to be picked up by our landscape service. Our landscape company is not contracted to pick up tree limbs and shrub cuttings. Residents are to make 4-foot tied bundles and place them in front of their home for the garbage service to pick up or contact a service to haul off at resident's expense.

WALDEN COMMUNITY IMPROVEMENT ASSOCIATION

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 Walden CIA Deed Restrictions with any questions you may have about its contents.

PLEASE PASS ON THESE GUIDELINES TO RENTERS STAYING AT YOUR PROPERTY

*Place trash out by 7am on Mondays and Thursdays for regular scheduled pickup.

*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 put 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., will not be picked up by the OFS. For these items, you must contact OFS and schedule a separate pick up and fees may apply.

Shrub trimmings are to be placed in front of your residence, by the street, tied in 4-foot bundles or bagged. Placing shrub trimmings anywhere else (common area) will not be picked up.

***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 in. For any concerns, or missed pick-ups, please call the Walden Deed Restrictions Office at (936) 612-0011 or email deedrestrictions1@waldenonlakeconroe.com.