

Hunter Valley Townhomes

FALL 2014 NEWSLETTER

Annual Association Meeting – Oct 2

Please join us at The Element Hotel at 3550 W IH 635, Irving, TX 75063 for our annual meeting of the HOA. The meeting will start at 6:30 pm. The Board will brief the community on important matters, including our finances and major maintenance projects, and we want to hear your ideas and suggestions to maintain our beautiful community and sustain home values. Official invitation will come to you by post.

Community Block Party – Oct 7

The National Night Out Block Party will be held on October 7 (Tuesday) this year. The City of Irving provides small grants to encourage communities to participate in this nation-wide movement to get neighbors out and get to know each other. Like last year, there will be snacks, games, and give-aways (for kids). Activities will begin at 6:00 pm in one of our streets. Please check your post for the official announcement and details.

Parking

The governing documents for Hunter Valley (Section 2.2, B) state that vehicles may not be parked, stored or placed on a regular or long-term basis within visibility of street or ground views. Residents are advised to park, store or place vehicles inside their own garage or driveway. In addition, please be considerate and avoid parking in front of your neighbor's home. Finally, it is a violation of city ordinance to park your vehicle facing the wrong direction or blocking access to a fire hydrant. The Irving City Police can issue citations.

External Changes/Additions to Your Home

If you want to change or install things on any exterior of your townhome, you have to contact SBB for HOA Board approval. This includes additions to your backyard, new front and garage doors, all types of TV dishes or antennas, and security cameras. Please contact SBB for a submission form and details. Also, Hunter Valley is part of Las Colinas and comes under the oversight of the Las Colinas Association, which has strict building and aesthetic standards. You will also need to obtain approval from the Las Colinas Association BEFORE you will be approved by the Hunter Valley HOA Board for the changes you want to make. Please check with Las Colinas Association website for details on application forms, fees, and procedures.

Trash and Recycles Pick Up

Trash and recycles cannot be put out BEFORE 7 pm the night before pick up. Tuesday morning is trash and recycles pick up. Friday morning is trash ONLY pick up. When Tuesday and Friday are holidays, there is generally no pick up by City of Irving. So please DO NOT put out your trash/recycles until the NEXT pick up day. Also, put all trash and recycles in securely tied bags or weight them down (like cardboard). Wind, birds can spread garbage causing hygiene problems, affect our home values, and would incur on the community extra fees if we have to hire a service to pick up loose trash.

Pets

Our community has rules governing pets (see governing documents, Section 2.2 D.) We are also governed by City of Irving ordinances on pets.

Please observe these simple rules and keep this a clean and safe community for all residents.

*All pets must be on leash at all times.

*Pick up your pet's waste, leaving no trace (use the pet waste boxes and bags provided).

*Pets cannot be nuisance to others (barking, howling, running loose and pet waste in public areas)

Tenants

Owners who lease their property must provide SBB with tenant information so that we can contact them in case of emergency as well as to invite them to community events. Owners are held responsible for the actions of their tenants. So please be sure to brief your tenants of our community rules (trash, recycles, parking, pets, etc.).