

THE HOMEPLACE AT

# THE COLUMNS

## HOMEOWNERS' ASSOCIATION

September 13, 2023

To our fellow neighbors:

Each member of this Board is committed to and conscious of the HOA's needs, truly cares about the individuals in our community, and puts forth a tremendous amount of time and effort to maintain a high quality of living in The Homeplace at Columns and secure a desirable aesthetic.

Currently, the HOA Board consists of three (3) residents who volunteer their time, talent, and resources to improve our neighborhood. In the next month, the Board hopes to appoint a Treasurer to help care for the financial health of the Association.

The Homeowner's Association, along with Essex (our managing agent), oversees two hundred sixty-one (261) homes plus community grounds and other areas within the neighborhood, so as you can imagine we need the commitment and support of each homeowner to help us be successful.

We are asking for all homeowners to be involved, committed to the rules, guidelines, and covenants that are in place. We all have a vested interest in this place we call home, and we know schedules are busy, but we want to encourage each of you to participate, support, and attend meetings and activities whenever possible.

It takes collective commitment and everyone working together to maintain a peaceful, safe environment. Let's create a community that fosters kindness, compassion, and consideration. Life is what we make of it, so let's make the most of it, together.

The Board has consolidated information in one location: <https://homeplaceatthecolumns.com> for Homeowner's to access information and resources. Please make sure you are registered to receive Association and member updates. If you need to contact the managing agent regarding any concerns or inquiries, please use the portal to do so.

It is the Board's intention to be fully transparent while observing and following best practices when conducting business. We will continue improving communication with members and encourage all residents to utilize the website to offer us feedback on how we can help improve your residential experience. We recognize that there is a wealth of knowledge and experience in our neighborhood and welcome your feedback and ideas.

We are not a master-planned community and encourage you to attend a board meeting for information on how your HOA dues are utilized. To provide a bit of insight they go toward maintaining the public areas of the neighborhood, common areas, the pool, the pond and surrounding area, as well as insurance, utilities, and communication services, etc.

Below are some key things we all can do to ensure a safe, welcoming, and beautiful community:

**TAKING CARE OF THE COMMON AREAS:** When using common areas, be sure to place trash and debris in the trash can and not on the grounds. Also, be respectful of neighbors' property by not leaving behind debris, trash, and any other items on private property.

**SAFETY:** Lock your vehicles and remove any valuables from them. Lock your homes, utilize your alarm systems, and light up exterior areas. Use precautions around pond, pool, and common ground areas.

**PET CARE:** You are responsible for your pets. Please be sure you are picking up your pet's waste and disposing of it properly. We have waste stations with bags in multiple areas near the pool, pond, and playground. Please be considerate and do not allow your pet to relieve themselves on someone else's private property without properly containing and disposing of their waste.

**PARKING/DRIVING:** Street parking is not allowed when there is space in the driveway. Additionally trailers, boats, or recreational and commercial vehicles may not be parked where they are visible from the street. Be sure to obey speed limits within the community (25MPH on streets and 5MPH on alleys). We are an active community with children at play, homeowner's walking and riding bikes throughout, and school buses picking up and dropping off children; so, let's keep them safe. Please ensure you are following local laws with any off-road vehicles, and keep in mind that such vehicles are not allowed on the sidewalks or grassy areas of our community.

**GENERAL AWARENESS:** If you see any illegal or suspicious activity, including people not respecting the community in general, please contact Celina Police Department and provide as much detail and documentation as possible.

**COVENANTS, CONDITIONS AND RESTRICTIONS:** Covenants, conditions, and restrictions, popularly referred to as "CC&Rs" are the rules that govern life in a property owners association. You will find a copy on the website. Although a bit boring, we encourage you to review it and make yourself familiar with basic topics: improvements and use of lots, fencing and landscaping, lot maintenance, rental and sale of property, etc. The CC&R's are helpful in regard to compliance and ACC requests. As a general reminder, homeowners are required to submit a request for approval before beginning any external modifications of their lots.

We are looking to make improvements and host fun and family-friendly events, but we will need volunteers and participants to support these events and help to make them a success. So, please check the website for details to come. Once again, we want to thank you for the opportunity to serve the neighborhood and we look forward to great things.

<i>Oscar Mary</i> HOA President	<i>Lacie Jewell</i> HOA Vice President	<i>Dylan Whisenhunt</i> HOA Secretary
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