



Welcome to Marshall Ridge! We hope your 2022 is off to a fantastic start. In this publication, you will find helpful information about everything going on in the HOA and everything to come.

**Important Contacts:**

**Association Manager: Trevor Chadwick**

- [Trevor.chadwick@fsresidential.com](mailto:Trevor.chadwick@fsresidential.com)
- 817.953.2731

**Assistant Manager: Jasmine Ince**

- [Jasmine.ince@fsresidential.com](mailto:Jasmine.ince@fsresidential.com)

**Police:**

**In an emergency, dial 9-1-1**

**Telephone:** 817-743-4500

**Dispatch Non-Emergency:** 817-743-4522



**FirstService**  
RESIDENTIAL

FirstService Residential is North America's property management leader, partnering with more than 8,500 communities across the U.S. and Canada. HOAs, community associations, condos and strata corporations rely on our extensive experience, resources and local expertise to maximize their property values and enhance their residents' lifestyles. Dedicated to making a difference, every day, we go above and beyond to deliver exceptional service.

## **Community Happenings**

We have kicked off this year with a lot going on, and there is much more to come. The Board and management have been hard at work daily to prioritize important projects while balancing the daily operations of the association. We wanted to provide a brief update of what is happening.

As you know, the clubhouse has been closed for some time while we worked through a difficult situation with insurance. We're happy to report the insurance funds have been received, and work has begun. We expect the clubhouse to be operational for the Spring, barring any other unexpected delays.

Improvements were recently done at the roundabout, and more are to come. You may have noticed the damage at one of the stone walls. Unfortunately, this was caused by a motorist that fled the scene. However, thanks to Dubco Roofing and Construction, the damage was repaired very quickly and at a reasonable cost.

Within the next couple of weeks, the bridge roof on Marshall Ridge at the main entrance will be replaced. This will be a week-long project that will require the road to be closed. We will update further as the work approaches.

We understand there is significant concern with the state of the drainage in the native area at Yosemite and Regal Crossing. This project is a massive undertaking that is involving talks with landscapers, engineers, and the city. This is currently the number 1 priority of the Board and management and once a viable solution is found, work will begin.

Other projects completed or coming soon include:

- New TV Service in the fitness center
- Replacement of the flags at the pool
- A reserve study that will be available for owners
- Removal of storage pods from the clubhouse

We want to thank everyone for working together to keep the community beautiful and make it a great place for families. Should you ever have any questions or concerns about the Association, please contact our 24/7 Customer Care center at **877.378.2388**.

Marshall Ridge HOA Event



# PICNIC BINGO IN THE PARK



Saturday,  
March 5th  
4-6PM  
Amenity Center  
Park



Free Bingo  
with  
Friends



Bring Your  
Own Lawn  
Chair or Picnic  
Blanket



[firedough.com](http://firedough.com)



Cash  
Food Truck



Appearance by



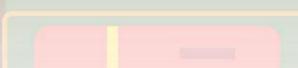
Win Prizes

Water will be  
provided.  
Bring your  
own drinks.



Prizes sponsored in part by Jared Holbert- Home Sweet Home Realty  
and  
Rena Connors - Ebby Halliday

Prizes sponsored in part by Jared Holbert- Home Sweet Home Realty  
and  
Rena Connors - Ebby Halliday



Prizes sponsored



## Upcoming Events:

---

April 9th - Easter Egg Scramble

June- School's out for Summer Pool Party

July- Fourth of July Celebration

August- Back to School Meet Ups with Kona Ice

Be Sure to watch for event announcements!

## Get Involved

---

**If you're looking to put your talents and interests to use within the community, there are plenty of opportunities to make a difference. Whether it's with the newsletter, event planning, capital improvement or join a committee, you can get involved and contribute to the community. Check out what the HOA has to offer and how you can utilize your skills on the best way.**

**Volunteer:** Unsure about making a steady commitment just yet? Volunteer to support different activities that are going on. The HOA is always looking for people to spruce up common areas, pick up trash, participate in a fundraiser, or hang flyers!

**Share Ideas:** Is there something you'd like to see in our community? Talk to other homeowners to get their input, generate support, and submit your ideas to the community manager. Your community manager will present those ideas to the board on your behalf and ensure that your voice is heard. Changes can't happen unless the board knows there are not informed. We encourage all homeowners to share their thoughts and concerns.

**Attend Events:** If participation is sparse, the HOA might think twice about hosting special events and get-togethers. We encourage everyone to show your support and take advantage of these opportunities to get to know others in the neighborhood and have a good time. Our goal is to build a strong sense of unity and warmth for all residents and their guests.

# Lawn Maintenance

Weeds can invade and thrive in all types of environments. The first step in controlling these weed pests is to correctly identify the weed and then determine a proper control strategy.

Herbicides are available that will control most common lawn weeds, but they must be used correctly for successful weed control. Check with your local nursery for best results. When possible, take a weed sample with you to ensure that you are purchasing the correct product for your weed problem.

**FERTILIZER SCHEDULE:** Late February-Early March - apply a simple 15-5-10 fertilizer for an early green-up.

February-March – use a pre-emergent for grassy weeds

Late March-Early April - apply slow-released 3-1-2 ratio fertilizers.

May-Early June – one more application of a grassy pre-emergent will keep fall weeds from invading from August on.

Late June-Early July – apply slow-released 3-1-2 ration fertilizers.

October-November – apply winterizing formulas for Winter hardiness.

Late October-Early November – use two different pre-emergent herbicides to prevent the weeds that we experience in February and March. First is a pre-emergent with Portrait or Gallery for board leaf weeds like clover. Second use a pre-emergent with Amaze, Betasan, Balan or Treflan for grassy weeds. There is also Barricade, Dimension or Pendimethlin as a 2-in-1 control.

**IRRIGATION:** Water – the best time to water is between 3am and 8am. Watering longer and less frequently is better for your yard than watering daily for short periods of time. You want the water to settle in and saturate the grass. You also want the root system of the grass to go deep. Your yard needs around an inch of water each time you water. Depending on the irrigation system you have, the time can range from 15-45 minutes per zone.

# Marshall Ridge Home Owners Association

IS PLEASED TO AWARD

## 805 Regal Crossing

YARD OF THE MONTH – FEBRUARY 2022



\$50 GIFT CARD PROVIDED BY JABO'S ACE HARDWARE – KELLER, TEXAS

# Best Practices for HOA Living

Trevor Chadwick, Association Manager

Homeowner associations invoke a wide array of opinions among their members, and they can carry a negative reputation. We've all seen the Geico commercial.

When you combine some of the responsibilities of HOA membership with the mood of a worldwide pandemic, one can only imagine the result. The purpose behind having a community association is well intended, though it frequently gets a bad rap. The key is that HOAs only work if homeowners let them work. Ultimately, they work best when owners take pride in their community. After all, an HOA is not an entity that you report to, but something you are a part of.

Below are just a few essentials practices that can be implemented to make the most of living in an HOA (and hopefully avoid some headaches along the way)!

## Read the Governing Documents

Not many people would list "reading rules and regulations" as a hobby. However, being familiar with the community's documents is vital to happy HOA living. It is imperative that homeowner's take the time to read through the community's Bylaws and Deed Restrictions.

The Bylaws will outline how the Association is governed. They will also include information on the Board of Directors and meeting procedures. The Deed Restrictions, officially called the "Declaration of Covenants, Conditions, and Restrictions" – or CCRs for short – are the rules, policies and regulations for the community. They contain the nitty gritty details from landscape rules, to fence height requirements, vehicle policies, and how to store trash cans (if applicable). It is important to note the difference between The Deed Restrictions and Bylaws as they outline varying aspects of the Homeowners Association.



## **Take Care of The Place!**



Landscaping issues are by far the most common compliance violation in HOAs. Homeowners can avoid the dreaded violation letter through proactive exterior maintenance and by taking pride in the external appearance of their property. They should set aside time each week to complete yard work and maintain the curb appeal of their home. This includes tasks such as performing regular

fertilization, watering, weed treatment, and edging along sidewalks and driveways. Some additional tips are pulling weeds/grass out of flowerbeds and tree rings, as well as laying down a rich colored mulch. Less regularly, homeowners should trim trees and shrubs. Finally, trash cans should be stored out of view. It might take a little Saturday morning work, but the results are visually measurable and rewarding for both you and your neighbor.

## **Keep your Information Up to Date**

When individuals live in an HOA, it is their responsibility to make sure the management company has the most up to date contact information. The Association Manager, who serves as the liaison between the HOA and management company, is the best individual to contact to confirm/update this information. Valid contact information is vital to ensuring receipt of important news and notifications in relation to the neighborhood. In addition, if the HOA changes management companies, homeowners should contact the new management company to verify that their information transitioned properly. If the neighborhood or management company uses a social platform or other account management system, make sure you register your account and use it.

## Know When the Assessments Are Due!

Another item not frequently on "hobby lists" is paying bills. However, when individuals live in an HOA, they are required to pay regular assessments--it is better to pay them \*on time\* than manage the repercussions of missed/late assessments. The "CCRs" (discussed above) usually outline when

assessments are due. Though statements are sent through the mail--it is ideal to pay early. If individuals plan on paying by check--they should pay well in advance as checks must be BOTH received and posted by the due date (note that a delayed check is not a legal excuse for a late payment). With this reality in mind--preference is given to utilizing the designated online payment option.



## Get Involved!



Did you know that almost all HOAs hold regular meetings that owners can attend? Everyone is busy these days, but homeowners should set aside the time to attend in order that their concerns be heard, to gain information about the community happenings, and meet the Board! An HOA Board typically meets, for business

matters, at least quarterly and these meetings are considered "open" for community observation. Lastly, HOAs also host the Annual Homeowners Meeting during which a quorum (minimum number of homeowners) must be reached. Once quorum is reached, the community can vote on/elect Board members. Be sure to thank your Board and management team for their hard work as well!

## Frequently Asked Questions

- What is a homeowners' association and what is its purpose?

Homeowners' associations are non-profit corporations created to help preserve property values through the use of architectural controls, design guidelines and use and deed restrictions. Additionally, associations provide for the shared ownership and maintenance of common areas and community facilities. Assessments are charged to owners for the maintenance and upkeep of these common areas and amenities.

- What is the Board of Directors and what do they do?

The Board of Directors is established in the Declaration of Covenants, Conditions and Restrictions to act as the governing body responsible for making decisions, establishing policies, enforcing rules and regulations and deed and use restrictions and is responsible for the collection of assessments.

- What are the deed restrictions and do I have to abide by them?

Deed restrictions, are rules that govern the association and its members. The deed restrictions and architectural controls set forth in the Declaration of Covenants, Conditions and Restrictions ensure the preservation of the original architectural design. For example, "Owners must keep fences in good repair..." You will receive a copy of the Declaration of Covenants, Conditions and Restrictions for your Association from the title company when you close on your home. To receive an additional copy, please contact [FirstService Residential](http://www.FirstServiceResidential.com) at 877-378-2388. Please be aware additional fees maybe required.

- When does the association hold meetings?

The association's Bylaws set the guidelines for when Annual meetings and Board meetings are to be held.

- What do my dues pay for?

The dues paid are used to operate the association's business. For example, there are utilities that operate irrigation and lighting in the community. The "common areas" owned by the association must be maintained, so contractors are hired to maintain the landscaping and other amenities. The association carries general liability, property and Director's/Officer's liability insurance to protect the association's assets and Board of Directors. In addition, the association pays a management company to collect dues, pay expenses, maintain the financial records, communicate with owners, supervise contractors and so on. There are taxes the association is responsible for, and the association should always plan to set aside funds for future repair or replacement of the associations capital assets.

- Do I need approval to make exterior improvements to my property?

Yes. Any alterations or additions to the exterior of your property must be approved in writing by the ACC.

- What if I make changes to my property without ACC approval?

Everyone must seek ACC approval in writing prior to making external changes to their property. If you make changes without prior approval, your investment could be at risk. Additionally, if your modifications are outside the guidelines of the ACC you may be required to remove or reverse the improvement(s).

- If I get a building permit from the city, do I still need ACC approval?

Yes. Approval from the city does not constitute approval from the ACC. The committee still requires that your plans be submitted in writing for review.

- If the ACC approves a modification for my neighbor, can I assume that the same modification will be approved for me?

No. Each property and project is different. Applications are reviewed based on the individual characteristics and circumstances for each property. Always get ACC approval before making changes to your property.

- Who do I call to report problems in the community?

Please report problems to [FirstService Residential](#), AAMC® at 877-378-2388. All reports remain anonymous.