

Midtown at Cottonwood Creek



HOA NEWS

It is predicted to be a bad fire season this year. Please adhere to the High Wind and Fire Danger warnings and refrain from using charcoal grills or anything that may spark during this time. The HOA board will watch the weather to determine if the community needs a grilling ban.

SPRING IS HERE...and the weeds are popping up

Now is the time to pull those weeds popping up around your house. The HOA will take care of the common areas, but each homeowner is responsible for their lot.

Most shrubs/trees will show life by the end of May. If you find any dead trees or shrubs on your lot, they should be replaced with a like item. A tree for a tree or a shrub for a shrub. In addition, you can take down the poles holding up your tree, as the trees are two years old.

HEIGHTS AT COTTONWOOD CREEK DEVELOPMENT

The construction of the nearby townhouses on Lee Vance is set to start in early fall. More details to come.

LATE FEES

As a reminder, HOA dues are due on the 1st of each quarter: January 1, April 1, July 1, and October 1.

Assessments or other charges not paid in full to the Association within 10 days of the due date, shall incur late fees and interest. A \$25 late fee will be imposed 10 days past the due date. Interest is at 18%. The late fees and interest will incur monthly until paid in full.

DOGS

Please be considerate of your neighbors and pick up your dog's waste. There are plenty of dog waste stations in the community. In addition, don't let your dog pee in the same spots in the grass (move them around), on your neighbor's lot, or on the trees. If necessary, the HOA board will look into further methods of identification of the offenders.

HOA REMINDERS

SELLING AND LEASING

Since we are entering the prime moving season, here are a few reminders.

As per our covenants, *For Sale signs shall be limited to: (1) 12-inch by 12-inch sign placed in a window.* No signs may be placed into the ground. Please make sure your real estate agent knows this.

If you will be renting out your house, fill out the paperwork on your renter so the management company can contact them if need be. *“Each Owner who leases his or her Dwelling Unit shall provide the Association, upon request, with a copy of the current lease and tenant information, including the names of all occupants, vehicle descriptions, including license plate numbers, number and type of pets, and any other information reasonably requested by the Association or its agents.”*

New Owner Doc: https://macc-hoa.com/doc_display.asp?dpath=New_Owners&Mitem=220

ACC REQUEST

Changes to the exterior of any home or lot must be pre-approved by the Board of Directors. Please direct requests to the Property Manager. Please refer to your Design Guidelines for more information.

ACC request: https://macc-hoa.com/doc_display.asp?dpath=Architectural_Control&Mitem=282

CRIME PREVENTION

As an HOA, let's keep each other safe by being aware of who is around and what is happening in our neighborhood.

Keep exterior lights on and around your home at night. If you have a motion light, adjust it so it doesn't shine in your neighbor's windows.

You can use wifi bulbs, switches, and plugs. These can be turned on and off through an app wherever you are, even on vacation.

VIOLATIONS and PROPERTY VALUES

The covenants, rules, regulations, bylaws, and guidelines, which we all read and signed, are in place to maintain our property values. The covenants apply to all houses, including those with renters, and will be enforced. Please read and have your tenants read the HOA documents to avoid fines.

MIDTOWN AT COTTONWOOD CREEK HOA BOARD MEMBERS

President - Rachel Bentley – 2023

Vice President - John Rollins - 2024

Secretary/Treasurer - Vickie Heffner – 2022

HOA WEBSITES

Midtown at Cottonwood Creek website:

<https://macc-hoa.com> for all HOA documents, such as HOA covenants, guidelines, bylaws, ACC form, etc. In addition, board minutes are posted.

HOA Payment Portal: <https://zrpm.cincwebaxis.com/>