

Falls

AT GREEN MEADOWS

May 2018

www.fallsatgreenmeadows.com

Volume 1, Issue 1

WELCOME TO FALLS AT GREEN MEADOWS

*A Newsletter
for the Falls at Green
Meadows Community*

Falls at Green Meadows is a quarterly newsletter mailed to all Falls at Green Meadows residents. Each newsletter will be filled with valuable information about the community, local area activities, school information, and more.

If you're interested in being on the newsletter committee please email: jasmine.mitchell@fsresidential.com. Submittal does not guarantee it will be printed in the newsletter as space is limited.

GO GREEN! Subscribe via Peelinc.com to have an email sent to you with a link to a PDF of the newsletter, or have an email sent to you instead of having a newsletter mailed to you!

Dear Residents,

It is that time to begin sodding your front lawns. Please note yard maintenance is the responsibility of the homeowners as stated in your Governing Documents. Below you will find sodding tips provided by Better Homes and Garden: <http://www.bbg.com/gardening/yard/lawn-care/when-is-the-best-time-to-lay-sod/>



If you lay sod in summer, water at least once a day for several weeks. Begin by preparing the soil. Remove twigs, stones, and other debris littering the surface. Break up soil clods that are larger than 2 inches in diameter. Fill low areas with good quality topsoil. If the soil is sandy or full of clay, work in organic matter. Take advantage of this opportunity to improve the soil, it's easy to add amendments when soil is bare. Smooth the soil with a stiff garden rake. Finish preparing area by compacting it slightly with a sod roller (often available through your local landscape equipment rental outlet.)

Lay sod on a cool, overcast day to minimize plant stress. If you lay sod in the heat of summer, moisten the surface of the planting area before putting down the turf. With the help of a few friends, you can get the sod down in a hurry and have fun along the way. Stagger strips in a bricklike pattern, and be sure that all pieces fit tightly together. A utility knife or sharp spade is handy for cutting sod to fit irregular areas. Once the sod is in place, run the sod roller over it to determine air pockets. Water it immediately then water daily (depending on rainfall). Avoid mowing sod until it has firmly rooted.

Well maintained landscaping and decorative painting will help spruce up a home's exterior!

NOTICE:

Ducks are visitors we do not want to encourage them to stay. If residents feed ducks they are encouraged to stay. Currently the ducks present a "clean up" problem on our sideways that the HOA pays to clean up.

Please refrain from feeding ducks.

FALLS AT GREEN MEADOWS

COMMUNITY INFORMATION

FALLS AT GREEN MEADOWS

5914 Green Meadows Lane
Katy, TX 77493

Director

Goldie Hassan

Community Manager

Jasmine Mitchell..... jasmine.mitchell@fsresidential.com

Service Specialist

Donna McDonald donna.mcdonald@fsresidential.com

Accounting Team

Trang Le GL Accountant

Tiffani Ratliff.....Accounts Receivable

Lisa AdamsAccounts Payable

Kelly Nguyen..... Accounting Manager

FirstService Residential

713-932-1122

contactus.tx@fsresidential.com

DEED RESTRICTION Policy

- MONTHLY PROPERTY/ COMPLIANCE VISITS
- FIRST LETTER IS A FRIENDLY REMINDER 30 DAY
- SECOND NOTICE-30 DAY
- THIRD NOTICE CERTIFIED WITH LEGAL VERBIAGE PER 209 PROPERTY CODE
- OWNERS HAVE THE OPPORTUNITY TO MEET WITH BOARD. BOARD AUTHORIZES LEGAL ACTION



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ARCHITECTURAL IMPROVEMENTS

- Building a pool
- Extending driveway
- Basketball goals
- Removing/replacing trees
- Patio covers/gazebos/pergola
- Solar panels, satellite dishes, generators
- Storage sheds

Applications can be found: <http://texas.fsrconnect.com/FallsatGreenMeadows>

If you have not signed up, call First Service Residential to get your login code: 713-932-1122 or email: contactus.tx@fsresidential.com

****IN THE PROCESS OF REVISING AND PUBLISHING NEW HOMEOWNER IMPROVEMENT GUIDELINES****

COLLECTION POLICY

- All assessments are due and payable on July 1.
- If owner defaults in paying entire sum, owner will be charged interest at the rate of 18% per annum.
- Delinquent notices will be mailed to each owner on or around August 1st, that has no paid account in full. Invoice will include amount due plus interest.
- Final notice with legal verbiage mailed to owners certified and regular mail on or around September 1st. Invoice will include administrative and certified mail fees.
- If delinquent balance is not paid in full within 30 days of receipt of final notice, the association may suspend the owner's rights to use amenities.
- Association will forward delinquent account to attorney for further handling. Attorney fees will be billed to owners account.
- Attorney fees are paid by association and billed to owners account. Attorney fees are costly, association tries to avoid sending to attorney.

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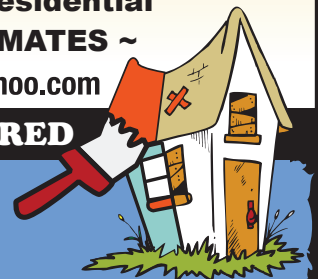
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FALLS AT GREEN MEADOWS

ANNOUNCEMENT ON DEED RESTRICTIONS FROM THE BOARD OF DIRECTORS FOR THE FALLS AT GREEN MEADOWS

1. *What is a deed restriction?*

The basis of deed restrictions is provided for in the Home Owner's Association (HOA) for the Falls of Green Meadows covenants. Please see the following list for violations that residents can be cited for.

Trash Cans-

Page 17 Section 17. Visual Screening. All clothesline, equipment, garbage cans, service yards, woodpiles, refuse containers, or storage piles and household projects such as equipment repair and construction projects shall be screened by adequate planting or fencing to conceal them from view of neighboring lots, streets, parks and public areas. All rubbish, trash, and garbage shall be kept in sanitary refuse containers with tightly fitting lids and shall be regularly removed from the lots and not allowed to accumulate thereon.

Holiday Decorations-

Page 19 (i) Seasonal or holiday decorations (e.g., Christmas trees and lights, pumpkins, Easter decorations) shall be removed from each Lot or residential dwelling within a reasonable period after such holiday passes.

Landscaping/Cut Lawn-

Page 19 Section h (h) No Owner shall allow the grass on this Lot to grow to a height more than six (6) inches, measured from the surface of the ground.

Vehicles/ Remove Boat-

Pages 17-18 Section 20 no Owner, lessee, tenant or occupant of a Lot, including all persons who reside with such Owner, lessee or occupant on the Lot, shall park, keep or store any vehicle on any Lot which is visible from any street in the Subdivision or any neighboring Lot other than a passenger vehicle or light truck and then only if parked on the driveway for a period not exceeding forty-eight (48) consecutive hours.

Satellite Dish/ Unauthorized Location-

Page 17 Section 16 Section 16. Antennas. No television, radio, or other electronic towers, aerials, antennae, satellite dishes or device of any type for the reception or transmission of radio or television broadcasts or other means of communication shall be erected, constructed, placed or permitted to remain on any Lot or Commercial Unit or upon any improvements thereon

Fence/ Repair-

Page 17 Section 15 e (e) Perimeter fencing on all Lots shall be maintained to a fence standard equivalent to original construction and all fencing must be consistent with this Declaration and architectural standards established and promulgated by Declarant or the ARC.

Fence/ Too High-

Page 17 Section 15 c (c) No wall, fence, or hedge that is in excess of six feet (6') in height shall be erected and maintained on a side

lot line from a point located three feet (back from the front exterior corner of the main residential structure, backward to the rear property line on a Lot.

Vehicles/ Not Permitted-

Page 15 Section 11. Temporary Structures. No structures of temporary character, nor any recreational vehicle, mobile home, trailer, basement, tent, shack, garage, barn, playhouse or other outbuilding shall be constructed, erected, altered, placed or permitted to remain on any Lot at any time as a residence

Basketball Goal Portable - Page 16 Section B states that portable basketball goals may be placed in or adjacent to Owner's driveways for a period not to exceed 24 hours. Portable basketball goals must be stored out of view from any street or subdivision when not in use. Portable basketball goals may not be utilized within any common area or public right of way (including greenbelts, sidewalks, streets or cul-de-sacs.)

Basketball Goal Non-Portable – *(Continued on Page 5)*

Page 16 Section b a pole-mounted basketball goal shall not be installed on a Lot without the prior written approval of the ARC. Upon reviewing an application for a pole-mounted basketball goal, the ARC is expressly authorized to consider, in addition to all other factors, the location of the proposed basketball goal in relation to the residential dwelling on the adjacent Lot with regard to noise. Wall or roof mounted basketball goals are not approvable. Basketball goals may be regulation height.

2. *How are deed restrictions identified?*

The property manager, Jasmine Mitchell, drives the property once a month to complete an inspection. Any deed restriction identified by the property manager result in a friendly reminder letter for FSR.

3. *Who can report a deed restriction?*

Any resident can report a deed restriction. You can report a deed restriction to Jasmine Mitchell via email at jasmine.mitchell@fsresidential.com or call at 713-984-7206

4. *What is the process for a resident to report a deed restriction?*

You can report a deed restriction to Jasmine Mitchell via email at jasmine.mitchell@fsresidential.com or call at 713-984-7206

5. *What is the first form of communication to a resident of their deed restriction?*

You will receive a friendly reminder letter for a violation.

6. *What is the time frame to follow up? (Shorter time for cut the grass, for example)*

The Board may set a timeframe based on the violation. For example, if a resident's grass is extremely high a letter can be submitted stating the homeowner has 15 days to correct it. After the 15th day the property manager will come back on property to inspect. If the

(Continued on Page 5)

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(Continued from Page 4)

violation is not corrected an additional letter will be submitted with a shorter timeframe.

7. *Who does the follow up?*

The property manager

8. *What is the form of the follow up?*

The property manager will follow up on violations on the next monthly visit.

We are very proud to be able to offer you a web-based service that utilizes proprietary software to give you real-time information about your community and your homeowner account.

By logging on to <http://texas.fsrconnect.com/FallsatGreenMeadows> you will be able to, when available:

- View your account balance and history
- Find available forms
- Access the governing documents for your association
- Search frequently asked questions
- Read current and archived newsletters
- View account information, including your mailing address, phone numbers and email addresses registered to your account

To register your account, go to <http://texas.fsrconnect.com/register>. You must email contact.tx@fsresidential.com to be provided with your registration code. Once you have entered this information you will be redirected to your community website.

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**Please remember to pick
up after your pets and
“scoop the poop”**



INGREDIENTS

- 9 lasagna noodles
- 1-1/4 pounds Johnsonville® Ground Mild Italian sausage
- 3/4 pound ground beef
- 1 medium onion, diced
- 3 garlic cloves, minced
- 2 cans (one 28 ounces, one 15 ounces) crushed tomatoes
- 2 cans (6 ounces each) tomato paste
- 2/3 cup water
- 2 to 3 tablespoons sugar
- 3 tablespoons plus 1/4 cup minced fresh parsley, divided
- 2 teaspoons dried basil
- 3/4 teaspoon fennel seed
- 3/4 teaspoon salt, divided
- 1/4 teaspoon coarsely ground pepper
- 1 large egg, lightly beaten
- 1 carton (15 ounces) ricotta cheese
- 4 cups shredded part-skim mozzarella cheese
- 3/4 cup grated Parmesan cheese

DIRECTIONS

1. Cook noodles according to package directions; drain. Meanwhile, in a Dutch oven, cook sausage, beef and onion over medium heat 8-10 minutes or until meat is no longer pink, breaking up meat into crumbles. Add garlic; cook 1 minute. Drain.
2. Stir in tomatoes, tomato paste, water, sugar, 3 tablespoons parsley, basil, fennel, 1/2 teaspoon salt and pepper; bring to a boil. Reduce heat; simmer, uncovered, 30 minutes, stirring occasionally.
3. In a small bowl, mix egg, ricotta cheese, and remaining parsley and salt.
4. Preheat oven to 375°. Spread 2 cups meat sauce into an ungreased 13x9-in. baking dish. Layer with three noodles and a third of the ricotta mixture. Sprinkle with 1 cup mozzarella cheese and 2 tablespoons Parmesan cheese. Repeat layers twice. Top with remaining meat sauce and cheeses (dish will be full).
5. Bake, covered, 25 minutes. Bake, uncovered, 25 minutes longer or until bubbly. Let stand 15 minutes before serving.

Yields: 12 servings

Total Time: Prep - 1 hour, Bake 50 min + standing

From Taste of Home recipes: <https://www.tasteofhome.com/recipes/best-lasagna>. Originally published as Traditional Lasagna in Country Woman Christmas Annual 2007, p46.

FALLS AT GREEN MEADOWS

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Easter at Falls at Green Meadows



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(Continued from Page 5)

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FAX 888-569-1155

EMAIL: contactus.tx@fsresidential.com

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OWNER/RESIDENT INFORMATION

In an effort to promote effective communication and to receive notices regarding your community, Sec. 209.0051, Subsection (e) (2) (B) of the Texas Residential Property Owners Protection Act allows “sending notice by e-mail to each owner who has registered an e-mail address with the association.” Per Sec. 209.0051 Subsection (f), “It is an owner’s duty to keep an updated e-mail address registered with the property owners’ association.” Therefore, we respectfully request that you register your e-mail address with your Association. **Owners are requested to provide the Association with the following information within 30 days of acquiring an interest in a property. This information is kept confidential and can be critical in an emergency.**

Property Address: _____ Owner ☐ Resident ☐

Full Name: _____ Mr. ☐ Ms. ☐ Miss. ☐ Mrs. ☐ Dr. ☐

Mailing Address: _____ City _____ State _____ Zip _____

Home Phone: _____ Business Phone: _____

Fax: _____ Mobile Phone: _____

Pager: _____ Other: _____

E-Mail Address: _____

SPOUSE INFORMATION:

Name: _____ Mr. ☐ Ms. ☐ Miss. ☐ Mrs. ☐ Dr. ☐

Business Phone: _____ Mobile Phone: _____

Pager: _____ Fax: _____

E-Mail Address: _____

Children/Other Resident Names	Date Of Birth	Sex

VEHICLES

MAKE:	MODEL:	YEAR:	COLOR:	LICENSE TAG:

EMERGENCY CONTACT

Full Name: _____ Relationship: _____

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