



**2016**  
**LAKECREST PARK COMMUNITY**  
**FRONT YARD MAINTENANCE PROGRAM**

Neighborhood Of:  
Lakecrest Park and Lakecrest Village Sections 4 & 5 Only

THE LAKECREST FOREST AND VILLAGE HOMEOWNER'S ASSOCIATION, INC. ("HOA") HAS PREPARED THIS COURTESY NOTICE OF SUMMARY INFORMATION TO ENCOURAGE THOSE INTERESTED IN LAKECREST PARK TO START TO BECOME FAMILIAR WITH SOME IMPORTANT OR HELPFUL INFORMATION ABOUT THE COMMUNITY. LAKECREST PARK IS PART OF THE LAKECREST FOREST AND VILLAGE HOMEOWNERS ASSOCIATION, INC. ADDITIONAL INFORMATION MAY ALSO BE FOUND OR UPDATED PERIODICALLY AT [WWW.LAKECRESTCOMMUNITIES.COM](http://WWW.LAKECRESTCOMMUNITIES.COM) OR BY CONTACTING THE HOA MANAGEMENT COMPANY.

**PLEASE TAKE NOTE THAT THIS FRONT YARD MAINTENANCE IS NOT PROVIDED FOR OR PAID BY RESIDENTS IN OTHER LAKECREST NEIGHBORHOODS OTHER THAN LAKECREST PARK AND LAKECREST VILLAGE SECTIONS 4 & 5.**

**General Information**

The HOA provides mandatory front yard lawn and landscape maintenance for all homes in Lakecrest Park which is paid for by each home owner in this neighborhood to provide such service. This service is authorized per the Declaration of Annexation and Declaration of Covenants, Conditions and Restrictions for Lakecrest Park Section One filed under Harris County Clerk's File No. 20130591238 (the "Restrictions") and amendments there to which apply to this community and it is established by the Board of Directors ("Board") and subject to renewal for the following year on an annual basis at the discretion of the Board.

The term "Front Yard" as used herein shall include all visible areas of the front and side yard of residences from the street curb to the house or fence.

The Front Yard Maintenance program provides significant benefits to each property owner and to the Lakecrest Park neighborhood as a whole. Some of these benefits include: uniformity of maintenance both in style and appearance as well as the

schedule by which all residential properties are maintained, increased street appeal and convenience to the property owner.

The Front Yard Maintenance program will be administered by the HOA, through their managing agent, High Sierra Management. The maintenance services for the current year will be provided by Westco, a full service landscape management firm that will also be maintaining the community's common areas for the HOA in the current year. Please take note that this service is not provided for or paid by residents in other Lakecrest neighborhoods other than Lakecrest Park.

## **2016- Lakecrest Park- Front Yard Maintenance Program Summary**

- Front Yard maintenance includes mowing, edging, weed control and fertilization of the lawn area on a schedule of 42 trips a year. Backyard maintenance service is not provided and will remain the responsibility of the Owner.
- Front Yard landscape maintenance shall include monthly trimming of the landscaping (excluding trees), monthly bed area weeding, and one mulch application per year.
- Any landscape, irrigation, lawn and bed materials that require replacement will be the responsibility of the Owner.
- The HOA has been granted an easement across all lots under the deed restrictions to perform Front Yard Maintenance.
- Owners will be billed in advance on an annual basis for the Front Yard Maintenance program. The 2016 annual cost is \$640.00 per lot.
- HOA Front Yard maintenance will generally take place on Thursdays from 7:30 am to 7:30 pm (weather permitting). Friday is a back-up day for inclement weather and schedule adjustments. While these days are the planned days, if weather is a problem, alternate maintenance days may be necessary.

## **Owner Responsibilities**

The following is a list of some of the things that the Owners are required to do in order to help make this program successful and cost effective for all the residents of Lakecrest Park:

1. Keep all vehicles, toys, potted plants, water hoses, pets and other objects away from Front Yard Maintenance areas and/or in the garage. Any damage which may occur to these items is the responsibility of the Owner.
2. Monitor irrigation system so that all areas are not too wet or too dry. The Front Yard Maintenance program does not include maintenance, repairs or adjustments to irrigation systems on individual lots for any reason. The owner is responsible for ensuring that the right amount of water is applied to the front of the residence.
3. Do not water 24 hours before landscape maintenance day to minimize yard damage. Yard equipment rutting can occur from overwatering. Any such damage shall be the responsibility of the Owner.
4. Provide unfettered access to all Front Yard Maintenance areas. Damage to such items as landscape lighting and front yard accessories is the responsibility of the Owner.

5. The Front Yard Maintenance program does not include seasonal flower installation/replacements or removal of dead trees and shrubs. Owner shall be responsible for all seasonal flower installation/replacements and all timely removal and replacement of dead trees and shrubs.
6. Report any problems immediately to the HOA management company.
7. The Front Yard Maintenance Program does not include tree trimming or tree replacement. Owner shall be responsible for all tree trimming and replacement.
8. Backyard service is not provided and will remain the responsibility of the Owner.

### **In the event of Front Yard Maintenance Issues:**

- Resident shall complete work order request form (form can be found under <http://lakecrestcommunities.com/work-order-request>) and submits online (which is emailed to Management Company)
- Management Company reviews the information to ensure sufficient information is provided.
- Management Company processes complete work order form to Westco, who will reply with a case number
- Westco will assess, investigate, and/or repair the items addressed in work order.
- Westco will provide reply to Management Company with their findings and/or completion of work order.
- Management will reply to Resident and close out the work order.

### **Courtesy Notice**

**THIS IS A COURTESY NOTICE AND MAY NOT CONTAIN ALL INFORMATION OR INCOMPLETE INFORMATION ABOUT THE FRONT YARD MAINTENANCE PROGRAM. THE PROVISIONS OF THE RESTRICTIONS (AS EACH MAY BE AMENDED) AND THE DECISIONS, POLICIES, ACTIONS (AS SUCH MAY BE MODIFIED) BY THE HOA BOARD OF DIRECTORS AND THE HOA MANAGEMENT COMPANY (INCLUDING YARD MAINTENANCE) SHALL SUPERCEDE ANY INFORMATION CONTAINED HEREIN. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE OR REVISION HEREOF.**

## **Lakecrest Park Management Contact Information**

For more information about the Front Yard Maintenance program in the neighborhood of Lakecrest Park, please contact the HOA Community Manager,

### **Nicole Ginardi**

Community Manager  
High Sierra Management  
Phone: (866)844-3911 x3162  
[nginardi@highsierramanagement.com](mailto:nginardi@highsierramanagement.com)  
P.O. Box 940267  
Houston, TX 77094-7267

Additional information may also be found at [www.lakecrestcommunities.com](http://www.lakecrestcommunities.com)

**The Lakecrest Communities**  
**“Live, Learn, Work and Play in Katy”**