

Second Quarter 2019  
May, June, July



[www.hawkizemgmt.com/lone-star-trails-hoa](http://www.hawkizemgmt.com/lone-star-trails-hoa)

# LONE STAR TRAILS HOMEOWNERS' ASSOCIATION

## Delinquent HOA Dues

Beginning in May, the Board made a decision to be more proactive about delinquent membership dues. To that end, any homeowner that has an account payable in excess of \$750 received an additional request for payment via certified mail with a warning that if the amounts owed are not paid, the HOA will impose a lien on the home. It is unfortunate that we are required to take this step; however, delinquent fees of more than \$750 mean the homeowner has not paid dues for more than three years. Therefore, the Board has sought fit to take this additional step with the ultimate goal of reducing delinquency amounts owed to the HOA. Please remember that failure to pay your HOA fees only serves to negatively affect your neighbors who are timely paying their dues. HOA dues can be paid online and a direct deposit can be set up:

[www.hawkizemgmt.com/lone-star-trails-hoa.html](http://www.hawkizemgmt.com/lone-star-trails-hoa.html)



## Petiquette



Residents are reminded that when walking dogs, please **remove any pet droppings immediately**. Failure to clean up after your pet is a nuisance and in violation of HOA Restrictions. It is not only unsanitary but also **extremely inconsiderate to leave dog feces for your neighbors to endure**. Additionally, barking and/or unattended, whining dogs are a nuisance and result in even the most patient and tolerant neighbors to report the noise disturbance. Please ensure that your dog is not disturbing your neighbors.

## What Rain?

The maintenance crews are working to address common areas and walking paths that have been affected by the heavy rains in June.

## Reminder: New Fines

In May, the Board voted to impose fines for violations of Association Restrictions, as follows:

- **First Offense:** \$50
- **Second Offense:** \$100
- **Third Offense:** \$200

## *Stay Connected With Us:*

[www.hawkizemgmt.com/contact-us.html](http://www.hawkizemgmt.com/contact-us.html)  
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## Thought Weed Gone Over This

The Board has enacted a new policy to address the problems of unaddressed weeds in the front of homes. As a reminder, HOA Restrictions state that each homeowner must keep weeds cut in an “attractive manner.” Failure to do so permits the Association to “enter upon said Lot or easement, cut or cause to be cut such weeds and grass...as to place said Lot in a neat, attractive, healthful and sanitary condition, and may bill and collect the cost for same from the owner.” In other words, **if you do not control weeds in the front of your property, the HOA is permitted to hire services to spray/remove the weeds without your permission and to bill you for the cost of such services.** This is a condition agreed to upon purchase of your lot. To date, the Board has been reluctant to exercise the full authority of the Association to pursue this option out of respect and courtesy of homeowners; however, out of respect courtesy of the homeowners who are compliant with Association Restrictions and keep their homes nice and clean, the Board has imposed a **NEW POLICY:**

- Homeowners in violation of the weed Restriction will receive a 10-day courtesy notice regarding the problem
- After 10 days, if the issue remains, the Association will hire services and assess a fine (in an amount equal to the cost of the services rendered).



## What Can We Do Better?

As we as an Association transition into a mode of self-autonomy from Betenbough, it becomes more critical that we continue to be diligent about patrolling and inspecting our own neighborhood and the common areas. To that end, if you see areas in need of repair (fallen trees, broken sprinkler lines, etc.) please report these issues to the Association. Taking these steps can have the two-fold effect of improving our community and reducing expenses as a result of disrepair (i.e., water flowing freely from broken lines). Thank you in advance!