

Townhomes of Tuscany Square Owners' Association, Inc.

Professionally Managed by SBB Management Company
An Accredited Association Management Company
8360 LBJ Freeway, Suite 300
Dallas, Texas 75243
(972) 960-2800 Fax (972) 991-6642

February 2016

To All Homeowners:

Spring is just around the corner so we wanted to let you know about some upcoming maintenance and repairs that will be taking place in the community.

Tree Trimming

Beginning February 18th through February 22nd, 1-2-Tree Company will be on property to trim the front yard and common area trees. They will also be available to give you a quote on pruning trees in your backyard. Backyard tree maintenance is the homeowner's responsibility and would be at your own expense. Please contact Bill Koch at bkoch@12tree.com or 972-979-8410 with your full name, address, best form of contact, and what tree/trees you would like him to look at.

Irrigation System Upgrade

Superior Landscapes recently did a yard by yard inspection of our irrigation system to determine what can be done to make our system more efficient and effective. In the upcoming weeks, work will begin to upgrade the system by replacing sprinkler heads, rotors, etc. in the front and backyards as needed. The upgrades will provide better irrigation coverage, which will benefit the overall appearance of the landscaping. We would appreciate your assistance during this process so that the upgrades can be done in a timely manner. Common area repairs/modifications will begin in February. Homeowner front and backyards will begin the week of February 15th. Please check the attached Irrigation Repair Schedule so you know when modifications/repairs will be done at your home. **Backyard gates will need to be left unlocked to allow access for the irrigation crew.** The completion dates are based on good weather days. If bad weather occurs start dates and completion dates may change.

Trash/Recycle Carts

A reminder to store trash/recycle carts out of sight in your garage or back yard after our trash pickup day.

Offsite Owners

A reminder to offsite owners that it is **YOUR** responsibility to communicate the deed restrictions of the community to your tenants, and make payment of any fines incurred. Also, according to our deed restrictions, owners shall give the Association, in writing, within 30 days of the effective date of such sale or lease, the name of the purchaser or lessee of the Lot. Please use the enclosed contact information sheet to update any change to the owner and/or tenant information as is required.

Website Registration

Please take time to register on Townhomes of Tuscany Square's new community website at www.tuscanysquaretownhomes.com to access community information and receive emails from the HOA.

Thank you for your cooperation. If you have any questions, please contact Community Manager Vanessa Burch by phone at 972-960-2800, ext. 306 or email at v.burch@sbbmanagement.com.

Your Board of Directors,