

## Contact Info

### HOA Property Management

Homestead HOA Management

Phone: 346-800-7469

Email: [TheManager@HomesteadHOAm.com](mailto:TheManager@HomesteadHOAm.com)

Website: [HomesteadHOAm.com](http://HomesteadHOAm.com)

The best point of contact is through the HOA management team.

### Board Members

President: James Douglas - [JDInvest@sbcglobal.net](mailto:JDInvest@sbcglobal.net)

Secretary: Diana Jordan – [Diana\\_Jordan0614@sbcglobal.net](mailto:Diana_Jordan0614@sbcglobal.net)

### Social Media

Cypress Villas Neighborhood Group

[Facebook.com/groups/CypressVillas](https://www.facebook.com/groups/CypressVillas)

Next Door

[Nextdoor.com/neighborhood/CypressVillasTX](https://www.nextdoor.com/neighborhood/CypressVillasTX)

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## Helpful #'s

### Texas Pride Disposal (Trash pickup)

Phone: (281) 342-8178

Website: [texaspridedisposal.com](http://texaspridedisposal.com)

### Centerpoint

Phone: 1-800-752-8036

Down Lines: 713-207-2222

Gas Leak: 1-888-876-5786

Call before you dig: 8-1-1

### EDP Water Utility Services

Phone: (832) 467-1599

Address: 17495 Village Green Dr, Houston, TX 77040

Website: [Edpwater.com](http://Edpwater.com)

### Precinct 4 Public Dumpster (must show proof of residence)

Phone: (832) 927-4444

Address: Service Center Rd, Tomball, TX 77377

Hours: 9am - 3pm

### Precinct 4 Constable

Non-Emergencies: 281-376-3472

Address: 6831 Cypresswood Dr, Spring, TX 77379

Website: [ConstablePct4.com](http://ConstablePct4.com)

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## Trash & Recycle Pickup

### Pickup days

#### Wednesday - Trash / Saturday – Trash & Recycle

- Please place trash in front at the edge of your driveway no earlier than the night before the scheduled trash pickup day.
- All trash must be in a trash container or heavy-duty trash bag.
- Trash containers and bags must be placed at the edge of your driveway only.
- Empty trash containers must be stored on the side of house and out of site until scheduled pick-up days
- Heavy trash pickup on Wednesday & Saturday. Only 2 items per pickup day (See heavy trash guidelines on back)
- Heavy trash on non-scheduled pickup days can be taken to a free Precinct 4 Dump site. (See Important #'s page)

For more info regarding trash and waste please refer to the community By-Laws on your homeowner's online portal or you can request them by emailing [TheManager@HomesteadHOAm.com](mailto:TheManager@HomesteadHOAm.com).

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### Trash and Heavy Trash Pickup Guidelines

#### Household Garbage

Waste must be placed in personal containers between 20 and 95-gallons or bags. Containers smaller than 20 gallons or containers that are not built specifically to be used as a trash can will be disposed of.

Cans or bags cannot exceed 50 pounds. Drums and barrels are not allowed and will be disposed of

#### Heavy Trash

Two heavy items collected EVERY service day

Heavy trash/bulk waste includes waste that is not generated on a regular basis, including: Furniture (couch, table, mattress, box spring, desk, dresser, etc.), Appliances (washer, dryer, dishwasher, etc.), Hot Water Heaters

Fencing/Decking/Siding (please remove nails, cut into lengths 4 feet or less, tie and bundle under 50 pounds, limit 8 bundles per service day)

Trampolines (broken down, please place metal with recycling if possible)

Basketball goals (broken down into sections 4' or shorter, no concrete in base or poles)

Carpeting/Flooring (please cut into lengths 4' or shorter and tie and bundle under 50 pounds, limit 8 bundles per service day)

#### Yard Waste

Place grass clippings in cans or bags under 50 pounds

Branches should be placed in CLEAR, INDIVIDUAL piles measuring no larger than 3' x 3' x 3' or tied and bundled and under 50 pounds. Branches should measure no more than 6 inches in diameter. Limit 8 bundles per service day.

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## **Lot and Building Maintenance**

All trees, shrubs, weeds and grass must be cut and kept in a healthful and attractive manner.

No foliage growing on the house.

Bushes and shrubs - Max height: 4 to 5 feet high, Lawn - Mowed and edged

Trees - Trimmed and healthy and not growing on or touching the building structure.

The home must be in good physical condition, painted, free of mold and mildew and kept in an attractive manner. No rotted wood, damaged fences, broken windows or damaged roofs.

Any additions or upgrades added to the lot, yard or home must be approved by the HOA Architectural Committee. Log in to your online portal for an Architectural Request form or send an email to [TheManager@HomesteadHOAm.com](mailto:TheManager@HomesteadHOAm.com) to request a form.

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## **Parking, Cars & Trailers**

- Parking is only permitted on driveways or the street. No parking is permitted in yards.
  - All cars must have valid registration and inspection tags or run the risk of being towed at owner's expense.
  - No disabled cars can be stored on driveways or streets. They must be in a garage or covered carport and not visible from street view.
  - Any long-term maintenance or repair on a vehicle must be done inside a garage and out of view from street view.
  - Any non-motorized vehicle, boat, trailer, recreational vehicle, camper, machinery/equipment of any kind may not be parked or stored on any lot or street for more than 72 hours
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Need anything? We Can Help!

Services we provide

- Lawn maintenance
- Trash & Debris removal
- Fence repair and painting
- House Painting (Interior & Exterior)
- Home, Garage & Roof cleaning
- Power Washing
- Any Handyman services

We are also a Full-Service Landlord Property Management Company

Online Portal for owners and tenants, Tenant screening, handle complaints, collecting rents, property maintenance, overall supervision of your property and financial management

For more info call 346-800-7469 or email TheManager@HomesteadHOAm.com

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### Online Portal

Who can sign up? Owners, Tenants & Property Managers

How can you sign up? Go to [HomesteadHOAm.com/Portal](http://HomesteadHOAm.com/Portal) or text to 346-800-7469 and we will send you a sign-up link. That's It! Please include your name, cell #, email & property address

#### Benefits of the Online Portal:

- Pay Assessments online
- Submit Architectural review forms
- Log complaints and violations
- Communicate with HOA management and Board Members
- Check account balance
- Access community rules, regulations and important documents
- Community calendar to stay informed on meetings and social events
- Owner portal for rental properties. Collect rents online, financial records, communicate with tenants and stay completely informed on daily status
- Tenant portal to pay rent online, submit maintenance request, check status on repairs, communicate with Property Management