

WELCOME TO LAKES OF ROSEHILL

PLEASE VISIT THE COMMUNITY'S WEBSITE

WWW.LAKESOFROSEHILL.COM

FOR ADDITIONAL INFORMATION INCLUDING DEED RESTRICTIONS
AND OTHER USEFUL COMMUNITY INFORMATION



LAKES OF ROSEHILL IS A DEED RESTRICTED COMMUNITY

Lakes of Rosehill

Community Information

Lakes of Rosehill is a community of 397 homes located in Cypress, Texas

Schools: Cy-Fair ISD

Garbage:

Garbage is provided by ~~Waste Management Company- 713-423-1761~~

(Garbage collection days are Wednesdays and Saturdays)

(Recycling bins are distributed and recycling day is Wednesday)

Website: www.lakesofrosehill.com

All documents and information are provided on the website.

Post Office: 16635 Spring Cypress, Cypress, Texas 77429

Street Lights: Centerpoint Energy –

To report street light outage - 713-207-2222 OR

www.centerpointenergy.com/outage

Water: Aqua Source: 1-888-370-6527

Malls:

Willowbrook Mall (located on 1960 @ 249)

The Woodlands Mall (located off I-45 @ Woodlands Parkway)

Outlet Mall: 29300 Hempstead Road Cypress TX 77433

(Located off of 290, exit Fairfield Place Dr)

The role of Chaparral Management Company and the Community Association Manager

Your community association has contracted with Chaparral Management Company, Inc. AAMC® to provide certain services to the residents of the community. Our company has two very important responsibilities:

- 1) Implementation of decisions and policies of the Board of Directors of your Association
- 2) Oversight of the daily operations of the Association

The Board of Directors are elected volunteers to serve the Association, and they make the decisions and approve policies for operation. Chaparral Management Company is hired to implement the policies and decisions made by the Board, Chaparral has no decision making ability for your community association.

Chaparral and your Community Association Manager:

- ✓ Are trained to deal with conflict, and if a deed restriction is being violated, Chaparral will become involved in accordance with deed restriction policies. Chaparral will not get involved in quarrels between neighbors.
- ✓ Are advisors to the Board, not members of the Board.
- ✓ Are happy to answer questions relative to the Association, but first, please check your website and newsletter for general information about your Association.
- ✓ Are responsible for monitoring contractor performance, but not for supervising the contractor. The Association contracts with vendors for specific services, and are responsible for supervising their own personnel. If you witness a problem with a contractor, please let the Board know and the Board will determine how to proceed based on the contract.
- ✓ Are responsible for monthly inspections of your community. Inspections are done from a vehicle, from the street. Please do not ask the community association manager to come onto your property. If you are concerned about a particular property, please feel free to report it and it will be inspected on the next monthly inspection.
- ✓ Are the coordinators of requests from residents to the Board. If you disagree with a policy or rule, please send an email or letter and it will be addressed by the Board at their next meeting.
- ✓ Have a broad range of expertise, are knowledgeable and well respected in the community association operations. The community association manager is not a consultant to the residents, nor are we an attorney, CPA, architect or engineer.
- ✓ Is a great resource to your Association, and available 24/7 for emergencies. An emergency is defined as a threat to life or common area, and you may contact the emergency on-call responder by following the instructions on the voice mail at 281.537.0957. Receipt of a deed restriction violation letter, missed trash pick up or a collection letter are not emergencies, and will be handled during normal business hours.

We hope this information has been helpful to you and will be a resource for your future calls for services. Contact us at 281.537.0957 during normal business hours or on the web at cmc@chaparralmanagement.com