



# PROPERTY OWNERS *Association*

## 2023 PROPERTY OWNERS ASSOCIATION

Residents of Wedgewood Forest will rest assured knowing their community is being diligently maintained by a professional property management company.

### 2023 ANNUAL FEES

\$800.00 Annual Assessment

### ONE-TIME FEES AT CLOSING

\$400.00 Operating Fund Cap Fee  
(50% of Base Annual Assessment)

\$200.00 Reserve Fund Cap Fee  
(25% of Base Annual Assessment)

\$233.33 Administrative Fee

### ADOPT-A-SCHOOL FUND

(Paid only at sale of property, no proration)

\$200.00 for new home buyers/resale buyers  
(25% of Base Annual Assessment)

This fund benefits schools in the Conroe Independent School District, bettering the greater community and helping preserve property values.

### PROPERTY TAX RATES

Conroe ISD.....	1.1760000
Montgomery County.....	1.0103000
Montgomery County MUD #132.....	0.7000000
<b>Total: .....</b>	<b>2.8863000</b>





## Homeowner's Association Frequently Asked Questions

As a resident of Wedgewood Forest you are automatically a member of the Wedgewood Forest Homeowner's Association. Here are some commonly asked questions that we have answered for your reference.

### What is an HOA or POA?

HOA's (Homeowner's Association) and POA's (Property Owner's Associations) are the same thing. They are private associations that oversee and manage neighborhood common area and amenities as well as insuring that property owners obey the official governing documents.

### What are CCR's and where can I find them?

CCR's are the Covenants, Conditions and Restrictions (CC&Rs), Articles of Incorporation, By-Laws and any other governing documents. They are the rules of the development. You can get a copy of the CCR's from the HOA management company.

### Why do we have an HOA?

HOA's help provide safeguards for residents' property values. Money is collected for landscape and other maintenance including any neighborhood amenities. Residents are generally not allowed to collect junk in their yards, raise farm animals, or otherwise let their house and property decline to a point that would lower their neighbor's property values. This secures the residents' investment in their neighborhood and maintains a certain curb-appeal.

### Who are the HOA Board of Directors?

HOA's generally consist of a voluntary board of directors elected by their fellow residents to make decisions on the residents' behalf. The board of directors includes the president, secretary and treasurer. Many communities have a developer appointed board of directors that will oversee the HOA until the developer mandated control period ends. Please refer to your community's specific CCR's for further details on your communities board of directors and their term limits.

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## Property Management Company

Your HOA hires a property management company to be the direct link between the association and its residents. Their role is to enforce the HOA's policies, communicate with the board, handle day-to-day operations, and perform ongoing maintenance of common areas.

## Here are some of the activities and services your management company provides.

- Welcome Packets when residents move in
- Regular email blasts on important developments
- Monthly newsletters
- Events scheduled throughout the year\*

\* As conditions allow.

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## Interested in joining a committee?

Here are some of the groups that have flourished in our more established neighborhoods. Check out the areas of interest and let us know if you'd like to become involved and get something started.

### Social Committee

- Submit annual proposal for activities & events
- Assist and support community events
- Incorporate Welcome Committee functions into activities of Section Leaders

### Community Relations

- Building relationship with the local school district
- Working with transportation department to offer solutions for school bus drop off and pick up

### Landscape Appreciation

- Periodic review and evaluation of landscape managed areas
- Assist with Yard of the Month and Holiday Yard contests

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## Which Home Renovations Require HOA Board Approval?

You need approval from the HOA board before doing any renovations or additions to the exterior of your home. This includes the front and back yard. The board needs to make sure that the project you're planning aligns with the rules and regulations of your HOA. If you don't ask for approval and your project breaks HOA rules, the board can force you to redo the work. They might also levy a fine.