



New Property Owner Information

We would like to welcome you as a Member of The Hills of Lakeway Property Owners Association. The Hills of Lakeway is a gated community protected by deed restrictions enforced by the Property Owners Association Board and Members. To help you become acquainted with your new community we have provided important information and contact numbers below for your reference.

Management Office	102 Trophy Dr, The Hills Texas 78738 - 512.261.6845 Office Hours: 8:00am – 4:00pm Managers: Denise Drennan & Macie Hatch Email: communitymanager@hillspoa.com Community Website: https://thehillspoa.nabrnetwork.com Resident Portal: https://owner.psprop.net TEXT Phyllis our Community AI at 512-399-4616
Lots	1091 Single Family Lots
Annual Assessment	Semi- Annual Due 1/1 and 7/1 Account number and check digit found on your statement are required to register and access the Resident Portal. https://owner.psprop.net
Guest Access	Guest access is facilitated through QuickPass. Information on setting up QuickPass and downloading the QuickPass application can be found on NABRnetwork. Please refer to resources, Gate Access Information and Agreements. https://thehillspoa.nabrnetwork.com

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<p>Architectural Control</p>	<p>The Architecture Committee is responsible for architectural compliance within the community. The Architectural Rule Book and Guidelines for The Hills is available on NABRnetwork under the Resources tab or can be obtained by request from the General Manager.</p> <p><u>An architectural modification request must be submitted for approval for any exterior home or landscape improvements prior to making any improvements.</u> For fastest service, please log onto our Resident Portal and fill out an architectural approval request webform.</p>
<p>NABRnetwork Community Website</p>	<p>The POA uses NABRnetwork to communicate with owners and residents. Access to NABRnetwork is limited to The Hills of Lakeway owners and residents.</p> <p>Owners and residents should log onto www.NABRnetwork.com and register as soon as possible. POA announcements, a community link for homeowner recommendations, access to governing documents, rules and architectural request forms are housed here.</p> <p style="text-align: center;">https://thehillspoa.nabrnetwork.com</p>
<p>Board Meetings</p>	<p>POA Board meetings are held on the 4th Tuesday of the month. Meeting times and location are posted in advance of the meetings.</p> <p>Meetings are typically held in the Hills Conference Room located at 102 Trophy Drive.</p> <p>Remote Access to the meetings is provided for all Board Meetings</p>
<p>Schools</p>	<p style="text-align: center;">Elementary – Lakeway Elementary Junior High – Hudson Bend Middle School High School – Lake Travis Highschool</p>

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<p>Property Owner Association Responsibilities</p>	<ul style="list-style-type: none"> • Financial management of Association operating and reserve funds including investment portfolio management • Security including management of guard contracts and all vehicle access control systems - gates, arm bars and associated equipment • Landscape management ensuring the community is well represented • Road maintenance and repairs - the roads within The Hills are private and are owned by the POA • Construction approval and permitting as required through the governing documents of the POA • Deed Restriction enforcement to ensure compliance with regulations established through the By-laws and Master Declaration
<p>Village of the Hills https://www.villageofthehills.org (512) 261-6282</p>	<ul style="list-style-type: none"> • Public Safety management and coordination including Police, Fire and Emergency Services • Trash and Sanitation service contracting and management • Park, Walking Trail, and Greenbelts maintenance • Utility franchises (Cable) • Park/Programs & Reservations • Emergency Preparedness • Enforcement of State Law through Executive Authority • General Legislative Authority to Enact City Ordinances • Floodplain Permits • Other lawful programs and services in the public interest • Village Help Desk - helpdesk@villageofthehills.org
<p>The Hills at Lakeway Club</p>	<p style="text-align: center;">26 Club Estates Pkwy Austin, TX 78738 (512) 261-7200</p> <p style="text-align: center;">** Please contact the Club directly for membership pricing **</p>
<p>Hurst Creek MUD (512) 261-6281 www.hurstcreekmud.org</p>	<ul style="list-style-type: none"> • Fresh water and drainage services to the community, including wastewater and rain water management • Drainage Permit review and approval • Propane Tank permitting as required by the State of Texas • Hot Water Tank permitting as required by the State of Texas

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Trash Service	<p>Trash pick-up is on Monday and is provided by Waste Connections.</p> <p>If your trash is missed, please call The Village of The Hills at 512.261.6281 or by emailing frontdesk@hurstcreekmud.org</p> <p>Brush and tree trimmings must be cut to 3 feet and tied in bundles.</p> <p style="text-align: center;">BULK TRASH PICKUP</p> <p style="text-align: center;">Call Waste Connections to schedule 512.282.3508.</p> <p>Waste Connections will pick up your Christmas trees at no additional charge. Trees may be up to 6 feet in length. Christmas trees taller than six feet must be cut in half by the resident.</p> <p>Physically challenged residents may request special service by calling The Village of The Hills at 512.261.6281.</p> <p>Trash cans may be placed on the street no earlier than 7:00 pm on Sunday evening and must be placed back in the garage or behind a structurally screened wall no later than 7:00 pm on Monday.</p> <p>To avoid violation notices and fines please ensure you are following the above stated time and placement.</p>
Helpful Tips	<ul style="list-style-type: none">• When in doubt, please reach out to the community managers, they are here to assist you with any community questions. communitymanager@hillspoa.com• We would love your community involvement, reach out to the community manager to get information on the committees available.• Trash Cans may not be visible from the street or neighbor. It is recommended to store in your garage or behind your house.• Yard Maintenance and Exterior House maintenance is important in our community. Please refer to the Rules and Regulations for additional information on these items.• Please note, your community manager is the messenger.