

April '25

THE Dominion at Great Hills

HOMEOWNERS ASSOCIATION NEWSLETTER



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IMPORTANT REMINDERS

Committees:

The Board of Directors have approved the following new committees to take forward projects that were identified by our community as high priority in our recent resident survey conducted in January.

- Greenbelt Fuel Reduction / Wildfire Safety Committee
- Speeding on Yaupon Committee
- Fence Policy Committee

HOA Rules and Violations:

Our management company sends out a property inspector at regular intervals to check if any HOA rules are being violated. The most commonly violated rules are related to landscaping maintenance, wooden fences not being maintained, trash bins not being taken in, or renovation work that is commenced without receiving ACC approval. When the inspector observes that a rule is being violated, we send a courtesy notice via email/USPS informing the homeowner, and give reasonable time to cure the violation.

We would like to request all homeowners to pay attention to these courtesy notices, and cure the violation in the allotted time. If you need more time to fix the issues or if you believe the notice has been sent in error, please email Spectrum at contact@spectrumam.com. Our property manager will take your request into consideration, especially if this is a first time violation.

If the violation is not cured in time, we have to take stricter action, which involves sending certified mail/Fedex, charging the homeowner for mailing expenses, and subsequently sending the matter to the association lawyer. These actions often result in expenses that are borne by the homeowner as well as all members of our association. **These situations are avoidable if all homeowners can pay attention to the courtesy notices, and also check their Spectrum portal.**

Set up Spectrum Account:

Please email the management company at contact@spectrumam.com if you need help logging in or setting up your account. All residents must be signed up with SpectrumAM to receive important notifications and timely emails/digital newsletters from Spectrum and the Board of Directors.

Have questions or need clarifications?:

Our current management company is SpectrumAM. Our property manager is Patrick Schmidt. Please write to: contact@spectrumam.com with any questions or concerns.



HOW TO ACCESS HOA DOCUMENTS:

All documents related to our community (Greenbelt Fuel Reduction project, financial statements, meeting minutes, Governing documents, and many more) are available on the SpectrumAM website:

<https://spectrumam.com/homeowners/>

FIND OUT MORE ABOUT FIREWISE



What is FireWise?: Firewise is a national program created by the National Fire Protection Association (NFPA) that focuses on reducing wildfire risks to homes and communities in the Wildland/Urban Interface (WUI). The program encourages

homeowners to make changes to their homes/properties/landscaping to reduce the risk of damage during a wildfire. To understand the concept of the Home Ignition Zone and recommended protective measures, visit <https://www.nfpa.org/education-and-research/wildfire/preparing-homes-for-wildfire>

FireWise Tip of the Month: Windows can be a weak spot in a home's fire defenses. Once exposed to radiant heat from outdoor fire, windows can shatter, and make a home susceptible to fire damage. To reduce risk, shrubs/plants or any flammable material immediately outside your windows can be shortened/trimmed/removed. If you are replacing your windows, keep in mind that dual-paned windows offer superior fire resistance as compared to single-pane windows. Install window screens. Also, replace any broken screens as these can be a fire hazard.

Sign up for Emergency Alerts: The Austin Fire Department recommends that all residents sign up for emergency alerts at: <https://warncentraltexas.org/>

Sign up for a free SIZE session: The Austin Fire Department's Wildfire Division offers a free SIZE session to homeowners in Austin. A wildfire specialist will meet you at your home for approximately an hour and give very specific advice on making your property resilient against fire. We highly encourage all homeowners to fill the form and get on the waitlist. Here is the link to sign up: <https://survey123.arcgis.com/share/f9b42b7d83bf4abcb6281e916671fd7e?portalUrl=https://www.arcgis.com>

ACC REQUESTS:

With temperatures getting warmer, we know that many of you are starting your home improvement projects for the year. With that in mind, we'd like to share this friendly reminder regarding submitting ACC requests.

If you want to make changes to your home or yard, like adding a deck or painting the exterior, you'll need to submit a property improvement request. This helps keep your neighborhood looking cohesive and follow guidelines set by your homeowner association.

Some examples of changes that might require a submission include:

- Landscape additions or removal
- Exterior Renovations
- Painting or Siding
- Windows or Awnings
- Solar Panels
- Roof Replacements
- Fencing
- Sheds, Patios, Animal Structures, or Playscapes
- Flag Poles or Basketball Goals
- Decks, Gazebos, Arbors, or Carports
- Swimming Pools or Ponds
- Concrete Work, Asphalt, or Sports Court

Not sure if you need to submit a request? Go ahead and do it, we'll let you know if it's not necessary! Getting approval from the association is the safest way to prevent potential issues from unapproved improvements.

Submitting your request:

- ACC Requests Link: <https://spectrumam.com/homeowners/property-improvement/submit-request/>
- For a step-by-step video guide on submitting an ACC request: <https://vimeo.com/790825045/f2561a141e>

Why do you need to make a submission?

- Your community has rules and guidelines to keep your neighborhood looking nice and uniform. This prevents houses with pink polka dots from popping up in your community! A committee made up of homeowners will review your request and make sure it fits in with the overall look of the community.

Now, you might be wondering about the approval process and how long it takes -

- Once you submit a request, a Spectrum ACC Coordinator will review it and make sure everything is in order. The request will then be sent to the committee for review within one business day and you'll receive a confirmation email with the timeline for their decision. The committee has anywhere from 7 to 90 days to make a decision, but most committees have a quicker turnaround time.

How can you review the guidelines and rules specific to your association?

- You can find the specific rules and guidelines for your community by logging in to your account or using the HOA app and checking the "Governing Documents" folder. The Declaration, ACC Guidelines, and other documents may have information to note for your request.

What could go wrong?

- It's important to submit a proper request to avoid any potential problems. If the request is not submitted correctly, there may be additional costs, fines, and even the need to remove any work that was done. It is important to carefully review and follow the ACC guidelines and instructions when submitting a request.

We hope you enjoy your improvements and thank you for being a good neighbor!

HOUSEHOLD WATER USAGE ALERTS:

Did you know that Austin Water provides a free water usage monitoring website for your home?

The information helps you understand your home's water usage including daily/hourly patterns, and even be alerted about leaks/unusual water use.

To sign up, visit <https://austintx.watersmart.com/>



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STAY CONNECTED WITH YOUR NEIGHBORS!

If you'd like to stay in touch with your neighbors, please join any or all of these social media groups which are informal groups managed by some of our residents. These groups are a great way for residents to exchange information on service professionals, lost packages and safety alerts.



WhatsApp:

<https://chat.whatsapp.com/KF674WCOJDZ4hVCstdknMH>



Facebook:

<https://www.facebook.com/groups/dominionatgreathillsaustin>



NextDoor:

https://nextdoor.com/g/cl0pdvagy/?is=groups_section_rhr

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