

Cambridge Falls - Spring 2022 Newsletter

Community Updates & Reminders

Trash cans cannot be stored in a location that is visible from the street, this includes placing them on the side of your home. Trash should be put out no sooner than the evening before service and brought back in the day of service.

If your pet is off your property, they must be leashed. It's the law. This protects your neighbors, yourself, and your pet. It is also your responsibility to clean up after your pet every time. Please be a courteous and responsible pet owner!

If you are wanting to improve anything on the exterior of your home, you must get approval before you begin. If improvements take place without approval, you will be in violation and responsible for making any necessary changes. Approval can be obtained by submitting the Architectural Change Request Form found at www.postoakproperties.com under Cambridge Falls. Unsure if you need to fill out a form for your project? Call Post Oak Property Management at (281) 647-6119 and ask!

A checklist of items to improve the appearance and quality of your home, and keep you in compliance with the Deed Restrictions:

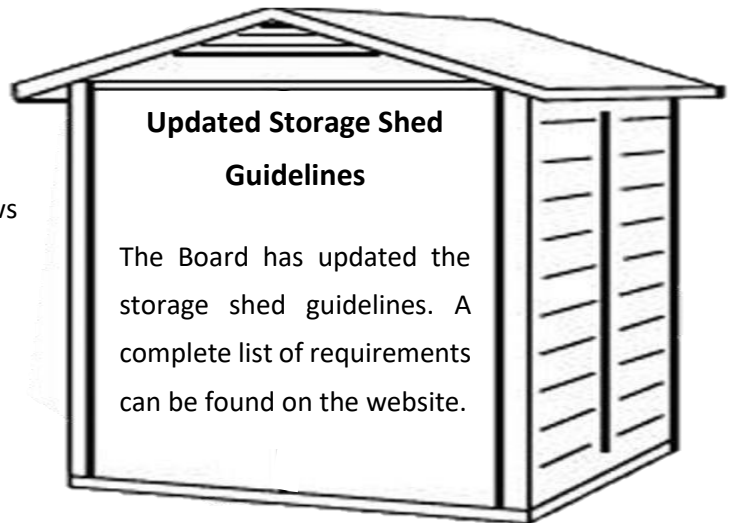
- ✓ Clean mold and mildew off all siding, trim, and windows
- ✓ Replace rotten and broken fence pickets.
- ✓ Power wash driveways and sidewalks
- ✓ Inspect roof for missing or damaged shingles
- ✓ Pull up weeds, trim bushes, and put down fresh mulch in your flower beds. Don't forget to trim your trees.



Get rewarded for all your hard work!

The Board of Directors are continuing to show their appreciation with the Yard of the Month program this year. They will be recognizing two exemplary yards each month. The winners get to display the decorative yard sign and receive a gift card.

**WORKING
HARD in the
YARD**



Updated Storage Shed Guidelines

The Board has updated the storage shed guidelines. A complete list of requirements can be found on the website.

ARE YOUR DUES PAID?

You can pay your dues online at www.hoasonlinepayments.com

Or mail a check payable to Cambridge Falls HOA with the stub on your statement to:
**PO Box 4008 Department #51001
Houston, TX 77210**

Remember, you will not have access to amenities including the pool until your dues are paid!

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Upcoming Community Events



Food Truck Fridays are coming back!

Keep an eye on the marquee for dates and times.
Trucks will be set up in the parking lot of the clubhouse.

Annual Mulch Day

March 26th

Every year we are excited to announce Mulch Day. All homeowners are invited to pick up free mulch for their front flower beds. Let's continue working together as a community to keep Cambridge Falls looking beautiful!

The Board is looking for volunteers, call Post Oak Properties if you are interested in helping!

Community Garage Sale Day

May 7th

It's time for spring cleaning! You may participate in the community wide garage sale day by placing your items out for sale on your driveway. Please remember to pick up all your belongings, including any signs put out as soon as the sale is over.

Mulch Pick-Up Locations

This year there will be three pick up locations. To receive mulch, you will need to show your ID with Cambridge Falls address to a volunteer at your assigned pick-up location. **If someone is assisting you with the mulch, you will need to accompany them.** Your assigned location is listed below, if you show up to a different location you will be asked to go to the correct one. One truckload will be delivered at a time beginning with pick up location 1 at approximately 8 am. Loads will be delivered to each pick up location throughout the day in 1.5-hour increments.

1

Clubhouse Parking Lot

3400 – 3527 Cambridge Falls
Witney Way
Witham Park Ln
Danbury Chase Trail
Lancaster Park Ct
Brighton Cove Ct
Camden Landing Trail
Caldbeck Ln
Cheviot Hills Ln
Lansing Cove Dr
1702 – 2023 Manchester

2

Corner of Emily Vista and Snowy Meadow

3002 – 3131 Cambridge Falls
Cadbury Castle Ln
Hurst Green Ln
Bebington Ct
Snowy Meadow Ln
Emily Vista Ln
Seville Manor
Dover Heights
1802 – 1958 Bravos Manor

3

Cul-de-sac of High Garden Ln

1959 – 2154 Bravos Manor
Bergen Bay Ln
Rosegale Ct
Wellfleet Crossing
High Garden Ln
Casterly Ct
Tannin Trace
Ashlyn Arbor Dr
Vales Point Dr
2202 – 2338 Manchester