

# COMMUNITY DIRECTOR UPDATE

**JUNE 1, 2025**



## PEST CONTROL

Residents are responsible for routine household pest control and ensuring pets are free of fleas and ticks. **To minimize infestations:**

- Keep living areas clean and free of food debris.
- Store food in airtight containers and dispose of trash properly.
- Contact Maintenance if pests persist despite using non-residual insecticides.

## HVAC REMINDERS

With summer heat on the rise, we encourage residents to:

- Regularly change HVAC filters
- Keep thermostats above 69°F to prevent system freezing
- Use room-darkening curtains and keep blinds closed
- Utilize standing fans and slightly close vents in certain areas to redirect airflow

**These tips can help maintain a comfortable home environment while protecting your HVAC unit.**

## MAINTENANCE & WORK ORDERS

For emergency maintenance needs after hours, please do not use the resident portal, as it is not monitored outside of business hours. **Instead, contact our emergency line directly at: (334) 686-0444** This allows us to respond quickly and prevent damage to homes or personal belongings.

**If you notice stray animals outside, contact local law enforcement or Security Forces.**

## TRAMPOLINES

- Must be 16 feet or smaller, have intact side-netting, and be locked when not in use.
- Must be placed in fenced backyards on flat surfaces and maintained according to manufacturer standards.
- Written approval from the Community Management Office is required before installation.
- An adult (18+) must always supervise use.

### Leasing Office Contact Information

- 📞 (334) 686-0444
- ✉️ MaxwellLeasing@huntcompanies.com
- 🌐 www.maxwellfamilyhousing.com

### TRASH SCHEDULE

**Maxwell**

Monday & Thursday

**Gunter**

Tuesday & Thursday

## LANDSCAPING UPDATES

Our new landscaping vendor has officially begun servicing the community. They are working diligently to mow all housing areas and catch up due to the recent transition. All areas are expected to be serviced within the next two weeks. Once complete, a routine landscaping schedule will be shared.

## RV & CAMPER PARKING

RVs, campers, and similar vehicles may not be stored at your home for more than 24 hours.

## COMMUNITY INSPECTIONS

- Property inspections take place on Monday, Wednesday, and Friday.
- See the Resident Violation Documents that outline what we assess during inspections.
- Let's work together to keep our community clean, safe, and welcoming—your cooperation is truly appreciated!

## TRASH COLLECTION & RECYCLING

Residents are responsible for their refuse bins; replacement costs will apply if bins are damaged, lost, or stolen.

### Trash Collection Guidelines:

- Place bins at curbside after 6:00 PM the evening before pickup or before 7:00 AM on collection day.
- Bins must be removed by 8:00 PM on collection day and stored properly (garage, side of house, or designated storage area).
- All trash must be placed inside the receptacle —loose bags are not allowed on the curb.

## PCS OR MOVE-OUT NOTICES

If you have upcoming PCS orders or plan to vacate Family Housing, a 30-day written notice is required.

You can submit your notice by emailing:

[Maxwellfamilyhousing@huntcompanies.com](mailto:Maxwellfamilyhousing@huntcompanies.com)

## STORAGE SHEDS & DOG HOUSES

Storage sheds and dog houses are not permitted in the community.

## COMMON AREAS

- Keep all shared spaces (parking lots, stairwells, trails, playgrounds, pools, etc.) free of trash and obstructions.
- Unattended items left in common areas may be removed without notice.

## VEHICLE MAINTENANCE

- Vehicle maintenance is not allowed in garages, driveways, or community spaces.
- Vehicles cannot be on jacks, ramps, or inoperable for more than 72 hours.

## PLAYGROUND TOYS

To help keep our playgrounds safe and enjoyable for all residents, please remove all personal toys and belongings after use. Unclaimed items left for extended periods may be removed by staff for safety purposes. Thank you for your cooperation.

## UPCOMING COMMUNITY EVENTS

### **KIDS CRAFT DAY**

Date: Friday, June 6<sup>th</sup>

Time: 3:00PM – 5:00PM

Location: Maxwell Community Center

Let the little ones get creative with a variety of crafts and activities. All supplies will be provided.



### **COOKOUT & PICNIC**

Date: Friday, June 13<sup>th</sup>

Time: 4:00PM – 6:00PM

Location: Freedom Park

Join us for a celebration with grilled food, games, and giveaways.



### **SPLASH DAY FUN**

Date: Friday, June 20<sup>th</sup>

Time: 1:00PM – 3:00PM

Location: Gunter Splash Pad Playground Area

Enjoy water balloons, sprinklers, and popsicles—perfect fun for a summer afternoon!



### **COFFEE & CONVERSATION**

Date: Friday, June 27<sup>th</sup>

Time: 9:00AM – 10:30AM

Location: Maxwell Leasing Office

Stop by for complimentary coffee, pastries, and a chance to chat with the team and fellow residents.



If you have already contacted our local Management and Housing office team and are not satisfied with the outcome, or if you have words of praise to share, we encourage you to reach out to our senior management.

**Community Director**  
**Kenisha Harvey**

✉ [Kenisha.Harvey@huntcompanies.com](mailto:Kenisha.Harvey@huntcompanies.com)

**Director of Operations**  
**Ann Kimball**

✉ [Ann.Kimball@Huntcompanies.com](mailto:Ann.Kimball@Huntcompanies.com)

2025

# JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
01	02	03	04	05	06 D - Day Kids Craft Day	07
08 National Flag Week	09	10	11	12	13 Cookout & Picnic	14 U.S. Flag Day Army Birthday
15	16	17	18	19	20 First Day Of Summer Splash Day Fun	21
22	23	24	25	26	27 PTSD Awareness Day Coffee & Conversation	28
29	30					