



**MAXWELL**  
FAMILY HOUSING

HUNT MILITARY COMMUNITIES

# COMMUNITY DIRECTOR UPDATE

## JULY 1, 2025



### COMMUNITY REMINDERS

As we head into the season of sunshine and outdoor fun, it's a great time to revisit a few important guidelines. Whether you're enjoying the playground, relaxing by the pool, or parking your camper, help keep our community safe, welcoming, and enjoyable for everyone by following these guidelines:

- **Campers & RVs:** Please remember that campers and RVs may not be parked at the curb or stored in driveways. Temporary presence is permitted for up to 24 hours only.
- **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.
- **Kiddie Pools:** As the temperatures rise, we understand that inflatable kiddie pools may be in use. Please ensure pools are drained and properly stored after each use to prevent safety hazards and maintain community aesthetics.
- **Quiet Hours:** Please be mindful of our community's quiet hours:
  - Sunday - Thursday: 10:00pm - 8:00am
  - Friday - Saturday: 12:00am - 8:00am

**Lockouts:** We understand that lockouts happen! If you need help accessing your home during business hours, stop by the Leasing Office for assistance. After hours, a tiered fee structure applies based on the number of occurrences.

#### After Hours

- **1st Lockout:** \$100
- **2nd Lockout:** \$125
- **3rd Lockout:** \$150
- **4th Lockout:** \$175

#### PCS or Move-Out Notices:

If you have upcoming PCS orders or plan to vacate Maxwell Family Housing, a 30-day written notice is required. You can submit your notice by emailing us at [MaxwellFamilyHousing@HuntCompanies.com](mailto:MaxwellFamilyHousing@HuntCompanies.com).

#### Leasing Office Contact Information

- ☎ (334) 686-0444
- ✉ [MaxwellLeasing@huntcompanies.com](mailto:MaxwellLeasing@huntcompanies.com)
- 🌐 [www.maxwellfamilyhousing.com](http://www.maxwellfamilyhousing.com)



### TRASH SCHEDULE

#### Maxwell

Monday & Thursday

#### Gunter

Tuesday & Thursday

## **MAINTENANCE TIPS**

### **Work Order Reminder:**

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.

### **Housekeeping Standards:**

To help keep our community clean, safe, and pest-free, all residents are expected to maintain their homes in a sanitary condition. Unsafe or unsanitary conditions may result in a 48-hour inspection and required corrective action, depending on severity. Residents are also responsible for routine pest control and ensuring pets are free of fleas and ticks. To help prevent infestations:

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

## **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 the curbside after 6:00pm the evening before pick up or before 7:00am on collection day.
- Bins must be removed by 8:00pm on collection day and stored properly (garage, side of house, or designated storage area).
- All trash must be placed inside the receptable, loose bags are not allowed on the curb.



The City of Montgomery offers Saturday Bulk Trash Drop-Off Sites on the 1st and 3rd Saturday of every month, from 7:00am – 1:30pm. Please note that no large debris such as bricks, cement, or roofing exceeding 1 cubic yard are permitted.

### **Saturday Trash Drop-Off Sites Locations Include:**

- Smiley Circle
- Cramton Bowl
- Goodwyn Jr. High
- Montgomery Mall

## UPCOMING COMMUNITY EVENTS

### CUPCAKE AND CHAT

**Date:** Friday, July 11th

**Time:** 4:00pm – 5:00pm

**Location:** Community Center

Swing by the office for cupcakes, refreshments, and great conversation! It's a fun and casual way to connect, share feedback, and meet neighbors.



### PIZZA AND GAME NIGHT

**Date:** Friday, July 18th

**Time:** 3:30pm – 5:00pm

**Location:** Community Center

Join us for free pizza, board games, and some friendly competition! Residents are encouraged to bring their favorite games and enjoy a relaxed evening of fun and connection.



### SUMMER SOCIAL & RAFFLE

**Date:** Friday, July 25th

**Time:** 2:00pm – 4:00pm


**Location:** Community Center

Enjoy refreshments, mingle with neighbors, and enter our raffle for a chance to win fun prizes!




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

# JULY

SUN	MON	TUE	WED	THU	FRI	SAT
		01	02	03	04 Independence Day OFFICE CLOSED	05
06	07	08	09	10	11 Cupcake and Chat	12
13	14	15	16	17	18 Pizza and Game Night	19
20	21	22	23	24	25 Summer Social and Raffle National Hire a Veteran Day	26
27	28	29 Army Chaplain Corps Anniversary	30	31		