

# COMMUNITY DIRECTOR UPDATE OCTOBER 1, 2025



## **COMMUNITY REMINDERS**

### **Common Areas**

All common areas and amenities, including parking lots, stairwells, jogging trails, and outdoor spaces, must always be kept free of trash and other obstructions.

**Please note that the Community Management Office may remove and dispose of items left unattended in common areas without notification.** Common areas are intended for the use and enjoyment of all tenants in the neighborhood. Any tenant, occupant, or guest behaving in an unreasonable, illegal, or offensive manner will be required to leave the common areas, and such behavior may constitute a breach of the lease agreement.

### **Child Safety**

Tenant is responsible for the safety, care, and actions of Tenant's own children and children in Tenant's care, regardless of age.

- Tenant shall prevent children from playing in the streets, alleys, or parking lots.
- Tenant shall comply with all signage relating to common areas and playground usage.



### **Pet Reminders**




Owners are reminded to always pick up after their pets and keep them on a leash while outdoors. Additionally, tethering pets is strictly prohibited.

## **PCS SEASON**

### **Planning to PCS**

- NTVs should be submitted at least 30 days in advance.
- Please notify us at: [MaxwellFamilyHousing@HuntCompanies.com](mailto:MaxwellFamilyHousing@HuntCompanies.com).

## **Leasing Office Contact Information**

-  (334) 686-0444
-  [MaxwellLeasing@HuntCompanies.com](mailto:MaxwellLeasing@HuntCompanies.com)
-  [MaxwellFamilyHousing.com](http://MaxwellFamilyHousing.com)

## **TRASH SCHEDULE**

**Maxwell:** Monday and Thursday  
**Gunter:** Tuesday and Thursday

## **MAINTENANCE TIPS**

### **Maintenance and Work Orders**

For Emergency Maintenance needs after hours, please do not use the resident portal. It is not monitored outside of business hours. For urgent matters, please contact our emergency line directly at (334) 686-0444. This helps us respond quickly and prevent damage to homes or personal belongings.



### **General Maintenance Tips**

Do not put grease, bones, meat gristle, corncobs, glass, foil, vegetable peelings, bottle caps, cigarettes, or other very hard or fibrous foods down the garbage disposal.

- Grease can easily be disposed of by pouring it into an empty jar, then throwing the cooled, coagulated container into the rubbish.

### **Exterior Conditions/Appearance**

While the Owner is responsible for all exterior repairs and maintenance, Tenants are responsible for maintaining the overall appearance of the areas around their homes. Tenants should care for their homes on the exterior.

- Patios, balconies, and front yards must be neat and clean at all times.
- Trash, debris, boxes, and/or equipment may not be stored on patios or balconies and are not allowed to accumulate around the premises.
- No holes are allowed on the building's exterior, including walls, siding, or overhang.
- No items may be attached to the exterior of the premises, including signs, bicycle racks, antennas, satellite dishes, and similar items.
- Patio furniture that is used daily, properly maintained, and in good taste (as determined by the OWNER) may remain on the backyard patio.
- Couches, chairs, or other furniture not built or intended for outdoor use are prohibited.
- Attached patio covers, including awnings and enclosures of any type, are not permitted.
- Store construction materials for self-help projects neatly and out of sight.
- Any self-help projects that change the inside or outside structure of the premises are prohibited.
- The use of any extension cords must meet fire safety codes and UL listings.
- Decorative landscape lighting, such as solar pathway lights, is not allowed because it may damage irrigation lines and disrupt landscape maintenance.
- Tree houses and tree swings are prohibited on the premises, in common areas, or in any trees within the neighborhood grounds.
- Bicycles, toys, and lawn equipment should be stored in the backyard or garage when not in use. These items are not allowed to be left in the driveway or carport. Additionally, bicycles and toys must not be left unattended in public areas or on sidewalks. Any items found in these locations may be removed and disposed of by the owner.

## TENANT MAINTENANCE OBLIGATIONS

### Tenant Maintenance Obligations

All residents are responsible for maintaining their premises in a clean, safe, and sanitary condition. Any unsafe or unsanitary conditions may result in a 48-hour inspection and required corrective action depending on the severity of the issue.

#### Water

- Check toilets for leaks and make sure faucets are shut off properly.
- Do not remove or replace devices that have been installed, such as faucet aspirators and low-flow showerheads.

#### Plumbing

The toilets and other water and sewer fixtures should only be used for their intended purposes. To minimize the risk of clogged sewer and plumbing lines, avoid flushing items such as diapers, toys, feminine hygiene products, or any other inappropriate objects.

#### Refrigerators

Open the refrigerator door only long enough to get the desired food items.

#### Furnace Air Filters

Filters will be new at move-in. Tenant must inspect and replace the filter every 90 days. Contact the Maintenance Department to pick up new filters.

#### Vents

Keep vents free from obstructions by furniture, plastic, clothing, and other materials and/or objects, and ensure they are never fully closed. Inspect vents for signs of moisture and inform the owner immediately if discovered.

#### Trampolines

Residents must take care of the lawn around the trampoline, including mowing and edging. When moving out, tenants need to restore the landscaping to its original condition. Trampolines must be secured to prevent movement and should be anchored with steel stakes, not attached to any nearby structures like fences or trees.

#### Vehicles

Utility trailers of any kind are not allowed to be dropped off or unhitched on the premises at any time. Tenants are prohibited from parking in the driveways or carports of other properties, including vacant homes. Additionally, electric vehicles must not be plugged into the utilities of any neighborhood or property.

- Flammable materials such as paints, thinners, and gasoline may not be stored in vehicles.
- Tenants are responsible for any damage caused to asphalt or concrete surfaces resulting from fluid leaks from their vehicles.

#### RV & Camper Parking

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

# COMMUNITY UPDATES & EVENTS

## **BACKYARD FIRE PIT AND BONFIRE SAFETY**

A portable fire pit or chiminea is authorized for use in the tenant's backyard.

- The fire must be small and manageable, no greater than 3 feet in diameter.
- A competent adult must constantly attend all recreational fires until extinguished.
- Fires are not allowed within 15 feet of any structure or combustible materials that could ignite. This includes overhead and sideways hazards such as building components (especially siding), fences, tree limbs, sheds, awnings, power lines, electrical cables, and similar items.

When not in use, the fire pit or other equipment must be stored inside the garage, carport, or on the unit's back patio and **ONLY AFTER** it has cooled down for safe handling.

## **UPCOMING COMMUNITY EVENTS**

### **POPCORN BAR**

**Date:** Friday, October 3rd

**Time:** 3:30 PM – 4:30 PM

**Location:** Maxwell Community Center

"POP" into the Community Center for a bag of freshly popped popcorn!

### **FALL CRAFTS & TAKE HOME S'MORE**

**Date:** Friday, October 10th

**Time:** 3:30 PM – 4:30 PM

**Location:** Maxwell Community Center

Join us at the Community Center to celebrate the fall season with fun crafts and s'mores!

### **CARAMEL APPLE BAR**

**Date:** Friday, October 17th

**Time:** 3:30 PM – 4:30 PM

**Location:** Maxwell Community Center

Stop by our awesome toppings bar, where you can create your very own delicious caramel apple!

### **NO TRICKS, JUST TREATS**

**Date:** Friday, October 24th

**Time:** 3:30 PM – 4:30 PM

**Location:** Maxwell Community Center

Come on by and pick up a treat at the Community Center.

Costumes are encouraged, but all are welcome!

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**

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2025

# OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
			01	02	03 Popcorn Bar	04
05	06	07	08	09 National Depression Screening Day	10 Fall Crafts and Take Home S'more	11
12	13 Navy Birthday	14	15	16	17 Caramel Apple Bar	18
19	20	21	22	23	24 No Tricks, Just Treats	25
26 Deployed Day	27 Navy Day	28	29	30	31	