

COMMUNITY DIRECTOR UPDATE FEBRUARY 1, 2026



COMMUNITY NEWS

PCS or Move-Out Notices

Residents with PCS orders or plans to vacate Maxwell Family Housing are required to submit a 30-day written notice. Notices should be submitted via email to: MaxwellFamilyHousing@HuntCompanies.com.

Animal Control

Stray animal control is handled differently based on different localities. For concerns about an animal inside the home, please contact the Community Management Office. For concerns about an animal outside the home and in any emergency, please contact local law enforcement and/or security forces.

Freezing Temperatures

Residents must follow all guidance in the "Absence from Premises" section regarding notifications and thermostat settings, as well as any posted signage or communications from the Neighborhood Management Office related to winter weather preparation. Failure to properly prepare the premises for severe or freezing weather may result in resident responsibility for any resulting damage.

To help prevent frozen pipes during below-freezing temperatures, residents must:

- Remove all garden hoses from exterior faucets October 1–April 1 (hoses left on will be cut and charged to the resident).
- Keep garage doors closed.
- Keep access doors under and around buildings closed.
- Open kitchen and bathroom cabinet doors to allow heat to reach pipes.

Residents are responsible for damage caused by neglect during freezing temperatures.

Fire Safety

The resident is responsible for ensuring their premise's compliance with all applicable fire and life safety standards. For more information regarding fire safety, please visit HuntSafetyZone.com.




Pest Control

Resident shall be responsible for routine control of normal household pests, along with keeping all pets free of fleas and ticks. The use of non-residual insecticides labeled for safe application by the general public, such as household spray insecticides, may be performed by the resident.

Common Causes of Infestations

Roaches and mice thrive on leftover food placed on sinks, counters, in cupboards, on unwashed dishes, un-swept floors, and on food left out for pets. They may also feed on paper and glue products, including shelf paper.

Leasing Office Contact Information

-  (334) 686-0444
-  MaxwellLeasing@HuntCompanies.com
-  MaxwellFamilyHousing.com

TRASH SCHEDULE

Maxwell: Monday and Thursday
Gunter: Tuesday and Thursday

COMMUNITY NEWS (CONTINUED)

Preventative Measures to Reduce Pests

- Maintain a sanitary living environment.
- Deposit garbage in trash cans in plastic bags.
- Wipe up spilled food or drinks immediately.
- Do not keep empty soft drink cans or bottles under the sink and rinse them well before placing in recycling bins.
- Store leftover food in airtight containers.

Resident should contact the Maintenance Service Request Line for assistance for infestations of pests that are not responding to the use of non-residue insecticides. Resident shall cooperate with the owner and its third-party professional exterminator instructions on how best to prepare for extermination services.

Vehicles

Vehicles may not be parked around the inner circle of any cul-de-sac. Electric vehicles may not be plugged into any neighborhood or premises utilities. Utility trailers of any kind may not be dropped or left unhitched on site for any length of time. Residents must not double park or park in a manner that blocks or interferes with access to another premises' driveway or carport, including vacant homes.

Hazardous Materials/Waste

It is critical that hazardous materials not be included in trash or recycling. Common hazardous household products include, but are not limited to:

- Paint/thinner
- Turpentine and other spirits
- Glue
- Gasoline and other petroleum products
- Batteries
- Pesticides, herbicides, fertilizers, soil additives
- Common household chemicals, including bleach
- Fluorescent light bulbs

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.

Guest Policy

The resident is allowed to have guests, including immediate relatives and social visitors, visit, not to exceed thirty (30) calendar days in one year as stated in the Lease, unless as otherwise approved by the Owner in writing. Guests and invitees must comply with the provisions of the Community Guidelines & Policies, Lease Agreement, including any lease addenda, and any applicable federal, state, and local laws.

Pet Reminders

- All pets must be registered with the leasing office, and their information must remain up to date.
- Pets must follow all size and breed restrictions.
- Pets must always be leashed while in the community, and tethering dogs is not allowed.
- Please clean up after your pet immediately and dispose of waste in designated stations.
- Pets should not create excessive noise or disturbances—please ensure they are well-behaved and respectful of neighbors.

UPCOMING COMMUNITY EVENTS

VALENTINE'S CUPID FLOATS

Date: Friday, February 13th

Time: 3:45 PM – 4:45 PM

Location: Maxwell Community Center

Residents can stop by the office for a fun Valentine treat and refreshment!



MARDI GRAS SWEETS AND TREATS

Date: Friday, February 20th

Time: 3:30 PM – 4:30 PM

Location: Maxwell Community Center

Stop by to enjoy Mardi Gras themed sweets and treat bags!



WALKING TACO BAR

Date: Friday, February 27th

Time: 3:30 PM – 4:30 PM

Location: Maxwell Community Center

Enjoy a walking taco bar with the Maxwell Team!



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

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Director of Operations
Ann Kimball

✉ Ann.Kimball@HuntCompanies.com

2026

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
01	02 Groundhog Day	03	04 USO Birthday	05	06	07
08 The Big Game	09	10	11	12	13 Valentine's Cupid Floats	14
15	16 Presidents' Day	17	18	19	20 Mardi Gras Sweets and Treats	21
22	23	24	25	26	27 Walking Taco Bar	28