

COMMUNITY DIRECTOR UPDATE AUGUST 1, 2026



COMMUNITY REMINDERS

Resident Reminders

We all play a part in creating a clean, safe, and comfortable community. Please review these important guidelines and contact our office if you have any questions. We are always happy to help!



Home Modifications

Residents may not alter the structure of the home or create additional living space. This includes converting garages or attics into bedrooms, removing doors, or making other structural changes.

Grill Safety

- Grills must be used at least 10 feet away from homes and fences.
- Never leave grills unattended while in use or cooling.
- Dispose of ashes and coals only after they are completely cool.
- Grilling/smoking devices are not permitted in front yards, covered patios, and covered balconies.

Exterior Appearance

- Keep patios, balconies, and yards clean and free of clutter.
- Do not store trash, boxes, or equipment outdoors.
- Indoor furniture is not permitted outside.
- Patio covers, awnings, and enclosures are prohibited unless authorized.

Trash & Recycling

- Place bins at the curb by 7:00 AM on collection day.
- Bins may be placed curbside after 6:00 PM the evening before pickup.
- Return bins to their designated storage location by 8:00 PM on collection day.
- Residents are responsible for keeping bins clean and may be charged for lost or damaged bins.

Leasing Office Contact Information

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

TRASH SCHEDULE

Maxwell: Monday and Thursday
Gunter: Tuesday and Thursday
Bulk Trash for Maxwell & Gunter
is every Wednesday

REMINDERS & EVENTS

COMMUNITY REMINDERS (CONTINUED)

Home Care Responsibilities

- Use garbage disposals properly and avoid grease, bones, and hard objects.
- Replace standard light bulbs and report specialty or hard-to-reach bulbs to Maintenance.
- Replace HVAC air filters every 90 days.
- Keep kitchen appliances clean to prevent damage and charges.
- Check for leaks and do not remove water-saving fixtures.

Backyard Maintenance

- Residents are responsible for mowing, weeding, raking, and trimming within fenced backyards. Grass should be maintained between 2 and 5 inches in height.

Recreational Vehicles

- RVs, boats, trailers, golf carts, ATVs, dirt bikes, jet skis, and similar vehicles may not be parked outside the home unless specifically authorized in writing.
- These vehicles may be stored inside the garage with the door closed. Temporary loading and unloading is limited to a 24-hour period.

UPCOMING AUGUST EVENTS

COMMUNITY EVENT: BACKPACK BRIGADE AND BACK TO SCHOOL BASH

Date: Wednesday, August 5th **Time:** 5:00 PM – 7:00 PM

Location: Maxwell Community Center

Children from grades K-12 will receive free backpacks filled with school supplies! We will also have food, refreshments, and plenty of fun with some outdoor games!



COMMUNITY EVENT: NATIONAL CREAMSICLE DAY

Date: Friday, August 14th **Time:** 3:30 PM – 4:30 PM

Location: Maxwell Community Center

Indulge in a classic Creamsicle and enjoy arts and crafts with us!



COMMUNITY EVENT: ORANGE YOU GLAD IT'S FRIDAY

Date: Friday, August 28th **Time:** 3:30 PM – 4:30 PM

Location: Maxwell Community Center

Join us for orange-themed arts & crafts, snacks, and refreshing treats!

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

Director of Operations
Ann Kimball

✉ Ann.Kimball@HuntCompanies.com

AUGUST

2026

SUN	MON	TUE	WED	THU	FRI	SAT
						01
02	03	04	05 Backpack Brigade and Back to School Bash	06	07 Purple Heart Day	08
09	10	11	12	13	14 National Creamsicle Day	15
16 National Airborne Day	17	18	19	20	21	22
23	24	25	26	27	28 Orange You Glad It's Friday	29
30	31					

LIABILITY PROGRAM MADE EASY!



1 LeaseTrack Policy

For special Hunt Resident pricing on great customized coverage please go to www.LeaseTrack.ai or call **800.430.8075** to purchase a policy.

2 Third-Party Policy

You may choose to go with a third-party provider for your liability insurance requirement as noted in your lease agreement. If so, your policy and proof of insurance must include **all** of the following information:

- The names of all adults living in the home
- Insured address
- Policy number
- Policy start and end dates
- A minimum personal liability limit of \$100,000
- Hunt Community Name must be listed as an **additional insured** as follows:

Maxwell Family Housing
P.O. Box 38060
Albany, NY 12203



You can submit your proof of insurance documentation at leasetrack.ai/renters or HuntMilitary@LeaseTrack.ai

3 Liability Program

All Hunt Communities have partnered with LeaseTrack to administer our cost-effective compliance program. For a premium of just \$7.00 a month, this program will meet the \$100,000 liability insurance requirement stated in your lease. The \$7.00 premium will be added to your monthly rental charges and can be paid in addition to your rent online in your Resident Portal account.

This policy will only meet the minimum requirement for liability insurance and will not protect any of your personal property. Tenant's insurance obligations are found in the Community Specific Guidelines of the Universal Lease. Tenants are encouraged to obtain renters insurance to cover loss or damage to personal property.

Please call **LeaseTrack**® at 800.430.8075 with any questions regarding this notice.