

The Forest News



EFHOA Pool circa 1986

LANDSCAPING

TREE TRIMMING

Beginning in mid-March tree limbs overhanging EF streets & sidewalks on Emerald Parkway and Appomattox will be trimmed for appropriate overhead clearance. This will require trimming limbs on some trees originating on homeowner properties.

GARAGE SALE

SATURDAY, MAY 7

The EFHOA Annual Community Garage Sale is coming. Start setting aside those items that you want to offer for sale. Registration will begin April 1 to be included in the EFHOA Sale map.

HOLY CROSS LUTHERAN

NEW SANCTUARY

Congratulations to our neighbor Rev. Michael Hafer and the congregants of Holy Cross Lutheran on the completion of their beautiful new sanctuary on Sebesta and Foxfire.

LET'S DO THIS

We need your energy and neighborhood spirit

- ✓ Creative activity planners (Garage sale, block parties, holidays)
- ✓ Newsletter editor (pretty obvious, huh?)
- ✓ Maintenance advisors (pool, landscaping, irrigation systems)
- ✓ New Consolidated Covenants and Deed Restriction team leaders (see next page)

Email hoa@bhhscaiber.com and tell us how you'd like to get involved



NEW CONSOLIDATED COVENANTS AND DEED RESTRICTIONS

In January 2020, the EFHOA Board initiated a drafting of a new Amended, Restated and Consolidated Declaration of Covenants, Conditions and Restrictions to replace the 11 different Phase Deed Restrictions which have been in place since the original construction of our subdivision beginning in 1983. This recent initiative was launched with three specific objectives:

1. To *CONSOLIDATE* CC&Rs into a single document and remove inconsistencies across the 11 Phases;
2. To update CC&Rs to *COMPLY* with changes in Texas law governing HOAs; and
3. To amend and add provisions to *CLARIFY* the intent and purpose of the CC&Rs so that property values and lifestyle would be maintained and improved in a changing, developing city like College Station.

Once the Board approves the final recommended draft of the new CC&Rs it will be presented to property owners from each of the respective phases in a series of 4 preview meetings designed to discuss how the new CC&Rs impact each of the 11 phases.

To become effective, the document must be adopted by an affirmative vote of the majority of homeowners in each of the 11 phases of Emerald Forest. The ballots with the final draft of the new CCR's will be mailed out shortly after the conclusion of the final Phase meeting.

If you are a EFHOA property owner and would like to attend the preview meeting for your respective Phase , please drop an email with your name ,address and email to hoa@bhscaliber.com and we will get an invitation back to you with the date, time and location for your Phase meeting.

Thank you in advance for your interest in our community and its future.

NUMBER 1 IN THE U.S.

According to a Census Bureau report on “predominately renter” cities, College Station is number 1 nationally with over 60% of its residents in rental housing.

Dr. Jim Gaines

TAMU Real Estate Center



EXTERIOR HOME IMPROVEMENTS

Spring usually brings out a lot of exterior home improvement projects such as new fences, additions, major landscaping and drainage systems are all being considered by Emerald Forest residents.

To assist you in determining if your project falls within the architectural review restrictions simply go to the Documents section of the Emerald Forest website at <https://www.emeraldforesthoea.org> complete an Architectural Review Request form including your specific project plans and email them to hoa@bhscaliber.com. An Architectural Review Committee member will contact you (usually within 48 hours) to review your plans or set an appointment to visit you at your property. The Architectural Review Committee will collaborate with you to make sure that your project meets any restrictions but, if necessary, how you might adapt your plans to meet those restrictions. The goal is to assist you in having a successful project .