



Frequently Asked Questions – Piney Creek Maintenance, Recreational, and Homeowner Associations

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Please visit www.pineycreek.org for all information pertaining to these communities.

Can I make my association payment by credit card or on-line?

Yes, please go to www.westwindmanagement.com and click on the 'On-line Payments' link. You may pay by Visa, MasterCard, and Discover, or by eCheck. There is a \$9.95 fee for each transaction. If you set up a reoccurring payment through the eCheck feature, there will be a \$2.00 fee per transaction.

Who is responsible for fence maintenance for the following fences?

- ❖ In the Hilltop, Meadows, Morningside and Village Filing #7 - those which border the school property around Indian Ridge Elementary or Laredo Middle School or those which back to the Albertson's shopping center property
- ❖ In the Summit - Those which border the open space (detention area) between the Summit and S Joplin Way
- ❖ In the Glen - those which back to the open space behind the Glen along the Home Depot / Wal-Mart property and which face the open space along Chambers Rd
- ❖ In Piney Creek Village, Filing #2 – those which border open space between the filing and Cherrybrook HOA, or those which are along the ECCV property between the filing and Orchard Rd and those along Lake Avenue (wrought iron).

The above fences which are in the locations indicated, are the lot owners' responsibility to maintain, since they do not sit on association common area or area(s) designated to be maintained by the association according to the governing documents.

To What Association(s) does my property belong?

Owners in the community are members of one of three Association groups:

- Piney Creek Maintenance Association Only (Morningside)
- Piney Creek Maintenance Association *and* Piney Creek Recreational Association (all filings except the Village Filing 7, the Overlook Filing 7.1 and Morningside Filing 6a)
- Piney Creek Maintenance Association *and* Piney Creek Homeowners Association (Village, Filing 7)

What do the maintenance fees cover?

PINEY CREEK MAINTENANCE ASSOCIATION

- Irrigation water
- Common area electric
- Trash removal (curbside & recycling)
- Lawncare
- Professional management
- Website administration
- Newsletter production
- Fence repair (bordering common area only)
- Sign maintenance
- Insurance (common area)
- Legal fees
- Taxes and audit
- Reserve funding (major assets)
- Supplies

PINEY CREEK RECREATIONAL ASSOCIATION

- Irrigation water
- Common area electric
- Common area gas (Pool and clubhouse)
- Clubhouse maintenance
- Pool operations and maintenance
- Tennis court maintenance
- Parks, pond and playground maintenance
- Lawncare
- Snow removal (clubhouse area)
- Professional management
- Website administration
- Newsletter production
- Fence repair
- Sign maintenance
- Insurance (common area)
- Legal fees
- Taxes and audit
- Reserve funding (major assets)
- Supplies

PINEY CREEK HOMEOWNERS ASSOCIATION (The Village)

- Irrigation water
- Common area electric
- Park and playground maintenance
- Lawncare
- Snow removal (Cul-de-sacs)
- Professional management
- Fence repair
- Sign maintenance
- Insurance (common area)

- Legal fees
- Taxes and audit
- Supplies

Please take time to visit our neighborhood website at www.pineycreek.org, to view alerts from the association. Also on the site, you can sign up for email alerts to receive notification about issues pertinent to your home in Piney Creek. We encourage everyone in the subdivision to become an active part of this system.