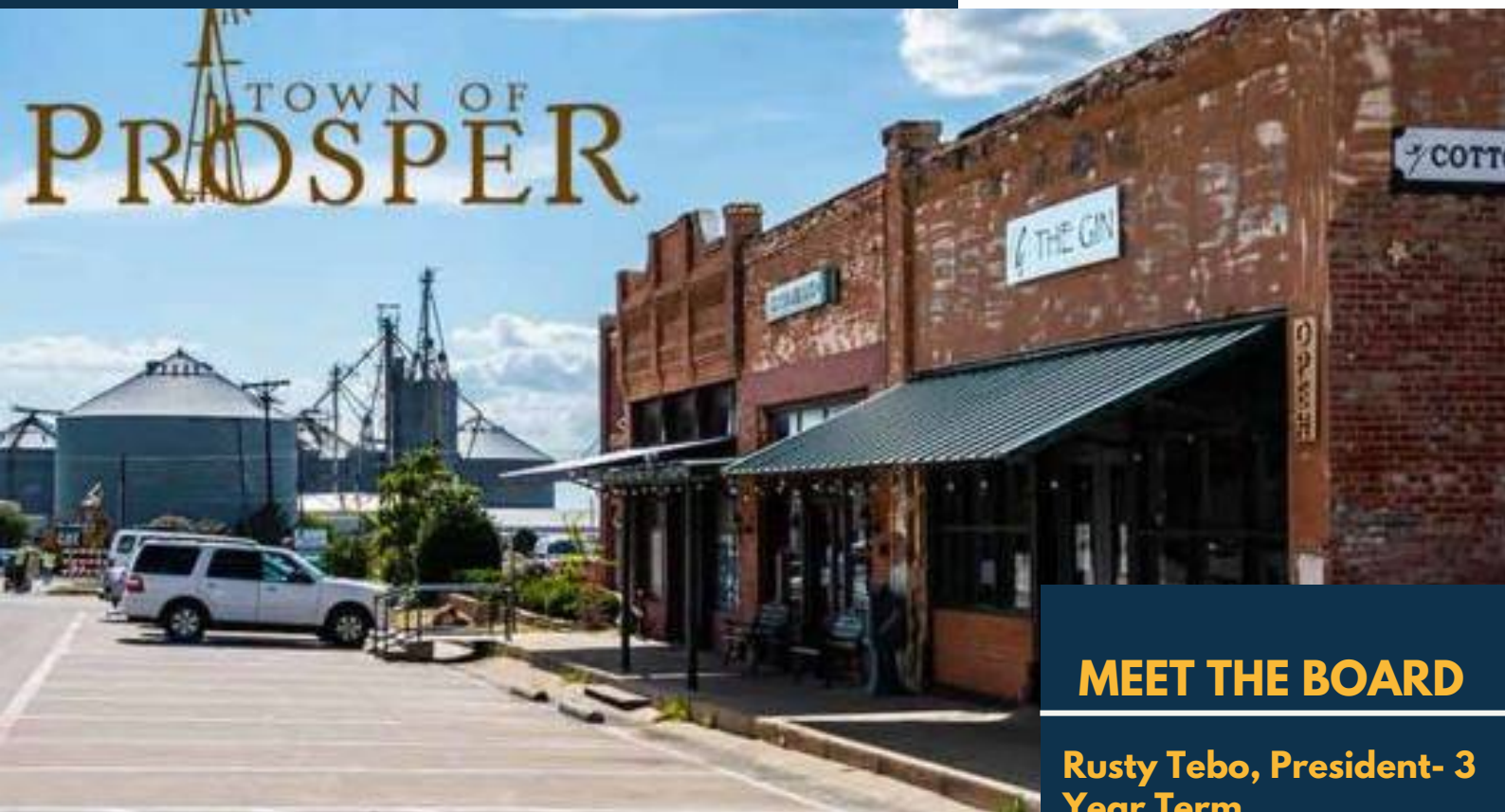


COMMUNITY UPDATE

APRIL 2022 / Vol. 001



Welcome to Prosper Falls Homeowners Association (PFHOA) Community update for April 2022. The PFHOA Board of Directors is committed to providing periodic updates to the community.

Get Involved

The board is seeking residents to volunteer to serve on two committees for the community. The committees and their goals are outlined below:

- Social Committee
 - Foster a cohesive community by organizing fun, interesting events for the entire community so neighbors can meet and socialize each other.
- Landscape Committee
 - To work towards increased property values in the community by educating and encouraging owners in the community to keep their properties well maintained, through articles in newsletters and yard-of-the-month programs.
 - Be the eyes of the community for irrigation problems that require emergency attention.

Please contact a board member or Al Silva at Essex Management if you are interested in participating.

MEET THE BOARD

Rusty Tebo, President- 3 Year Term

rustytebo1751@gmail.com

Corrie Brock, Vice President- 2 Year Term

corrienbrock@gmail.com

Drew Hennen, Secretary- 2 Year Term

drewhennen@gmail.com

COMMUNITY WEBSITE

www.prosperfallshoa.com

The site contains excellent information including the associations financial statements, governing documents, news, your personal dashboard, and neighborhood directory.

Essex Management

Essex Management is contracted by the PFHOA to handle the daily business of the association. These activities include but are not limited to financials, vendor contracts, compliance, and landscaping.

The Board is being updated with all the historical and current details related to PFHOA including financials, contracts, landscaping, and other aspects related to the management of the association.

Essex Property Manager:
Al Silva | Essex Management
1512 Crescent Drive
Carrollton, TX 75006
al@essexhoa.com
(972) 428-2030 ext. 7346

Changes to Your Lot or Home

Any changes to the outside of your home or lot require approval by the Architectural Control Committee (ACC) prior to starting the work. In many cases the town requires the work to be permitted as well. The request for modification form can be found directly on the PFHOA website.

Once received, the Architectural Control Committee will review your information and approve or deny your request. The ACC has up to 30 days to respond with a decision once they are in receipt of the request. Architectural changes cannot be made without ACC approval. Please reference the governing documents to maintain compliance.



Community Reminders and Updates

- **Trash Cans:** Trash cans should not be visible from the road other than on trash days and the night prior. Please ensure to do your part and keep your trash cans out of sight on non-trash days .
- **Parking:** Parking of vehicles (other than personal vehicles) is not permitted. This includes, but is not limited to recreation vehicles (RVs), quads, boats, trailers, and commercial vehicles. Parking is only permitted for brief periods while loading and unloading.
- **Future Meetings:** The board will publish future meeting dates soon. It is likely these meeting will be held via Zoom for the near term.
- **Communication:** We want to hear from you – please feel free to contact Essex Management or a board member for comments, suggestions, or concerns.



Yard Watering Schedule



The town assigns watering dates based on geographic area. Prosper Falls watering days are detailed below:

- April 1 through October 31 - Wednesdays and Saturdays
- November 1 through March 31 - Fridays

View the watering guidelines [here](#).

Town of Prosper / Prosper Falls Information

- The community trash day is Wednesday unless there is a holiday on the Monday or Tuesday prior in which case the trash pick would be Thursday. Holidays that impact our trash schedule are 5/30, 7/4, and 9/5.
- CWD is the company contracted by the Town of Prosper to handle trash and recyclables.
 - Regular trash must be contained the gray bins
 - Recyclable trash must be contained in the blue bins
 - Yard waste must be placed in yard bags
 - Note: Any trash left out loose and not placed in a bin will Not be picked up except on bulk pick-up day
- Bulk Trash Pick-up: The third Monday after the first full week of a new month CWD provides bulk pick up for our neighborhood.
- Bulk Trash Drop-off: The town provides bulk trash item drop-off at Prosper Public Works, 601 W 5th Street, on the following Saturdays between 8:00 am – noon (5/28, 7/2, 9/3, 11/26, 12/24 & 12/31). Please be prepared to show your Prosper Utility Bill proving your residency in the Town of Prosper.
- Hazardous Waste Disposal: The town issues an annual voucher to discard hazardous waste at the Frisco Environmental Collection Center located at 6616 Walnut St, Frisco, TX 75033. The permit can be picked up Utility Payment Department on the first Floor of the Prosper Town Hall. Prosper residents can get a voucher once every 365 days and should bring their water bill and ID when requesting a voucher. Call (972) 569-1180 for more information.

For more information, visit the [Prosper Trash and Recycling](#) website.

