
NEWSLETTER

APRIL 2023

WWW.LIBERTYTEXASHOA.COM



HELLO LIBERTY NEIGHBORS!
THE HOA STIVES TO KEEP RESIDENTS INFORMED OF WHAT'S
GOING ON IN THE COMMUNITY. WE HAVE NEW RESIDENTS MOVING
IN DAILY SO ITEMS MAY BE REPEATED TO BENEFIT NEWER
RESIDENTS.

A MESSAGE FROM THE MANAGER

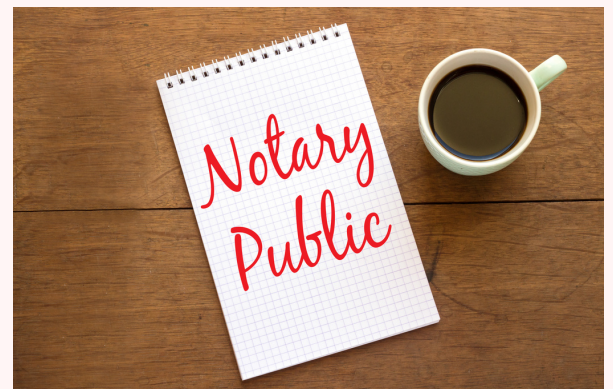
My first month here at Liberty has been fantastic and you all have been so welcoming! I have been able to meet and speak to so many homeowners and attend our Spring Eggstravagana.

I will continue to meet with vendors and communicating with our Board of Directors on any pending items.

My office is located near the pool (go through past the restrooms via the side door).

I am here Monday through Friday from 9am to 5pm. Please do not hesitate to reach out to me with any questions or concerns via email at sloan.keller@fsresidential.com or 469-522-2099. I look forward to meeting many more homeowners.

**DID YOU KNOW YOUR LIBERTY
MANAGER IS ALSO A NOTARY**
call or email to make an
appointment to have your
documents notarized



Sloan Keller - General Manager

PAST DUE

FEBRUARY ASSESSMENT FOR LIBERTY IS NOW PAST DUE. LATE NOTICES HAVE BEEN MAILED OUT. PLEASE NOTE PRE-PAID ASSESSMENTS COVERS COMMON AREA MAINTENANCE, LIFESTYLE EVENTS, OPERATION AND MAINTENANCE OF THE POOL, PAVILLION, PLAYGROUNDS, PONDS, SECURITY MONITORING AND LIBERTY MANAGEMENT. IF YOU RECENTLY CLOSED, YOU MAY HAVE PAID YOUR FEBRUARY ASSESSMENT AT CLOSING. IT CAN TAKE A FEW WEEKS TO RECEIVE PAPERWORK FROM THE TITLE COMPANY, PROCESS PAYMENTS AND SET UP YOUR ACCOUNT.

LIBERTY COMMUNITY WIDE GARAGE SALE
APRIL 14TH TO 16TH FROM 9AM TO 5PM

Don't
Forget!



THIS YEAR WE WILL HAVE A COMMERCIAL DUMPSTER AT OUR POOL PARKING LOT FRIDAY APRIL 14TH - MONDAY APRIL 17TH

THE FOLLOWING ITEMS ARE **NOT** ALLOWED:
TIRES, SHINGLES, HAZARDOUS CHEMICALS,
DIRT, ROCK, BRICKS, CONCRETE, AC UNITS,
REFRIGERATORS OR OIL

THANK YOU
LAURA BARRON &
THE EXPERIENCE
TEAM AT SIMPLY
TEXAS REAL
ESTATE FOR THE
DUMPSTER
DONATION

SPRING GARDENING

SPRING IS THE TIME OF YEAR WHEN YOU NEED TO START PAYING ATTENTION TO YOUR YARD. DR ROBERT MOON IS SUGGESTING FOLLOWING THESE FIVE STEPS AND YOU WILL BE SETTING UP YOUR LANDSCAPE FOR SUCCESS THROUGHOUT THE YEAR AND AVOID MOST WEEDS AND SPRINTING AWAY FROM FIRE ANTS.

- **Remove Freeze Damage** - Now is an excellent time to trim all the freeze damage off your plant materials. If plants are putting on new growth at the base of the plant, trim back to where the plant is pushing out. This will allow the plants to grow without dead or discolored branches or leaves.
- **Summer Weed Prevention** - Apply pre-emergent weed control to all turf and beds to avoid summer weeds. Treatment times for the year are March 15, May 15, and September 15. Even though it is early April, apply now. It is not too late. It will control weeds that have not germinated. Apply Halts, Preen, or Pre-M. Selective pre-emergent herbicides are mild materials that effectively control weeds without endangering turf and landscape plants that already have existing roots. They kill only germinating weed seeds.
- **Post-Emergent Weed Control** – For those weeds that have already germinated, apply weed control for southern grasses. Make sure the product you purchase is safe for your lawn type. To control nutgrass and grassy weeds, you can use Image. Always apply any product according to label instructions.
- **Spring Fertilization** - Fertilize your turf and shrub beds now with a 3-1-2 or 4-1-2 ratio fertilizer, such as 15-5-10 or 16-4-8. Use a spreader with an edge guard to keep fertilizer off hard surfaces. Fertilize as per the label on the bag—water fertilizer after applying.
- **Fire Ant Control** - Treat your whole landscape (turf and beds) with fire ant control such as Over'n Out in April for six months long fire ant control. Apply per label instructions.

**WITH ALL THE HELPFUL SPRING GARDENING TIPS:
WHO WILL WIN YARD OF THE MONTH ?
MAY THRU SEPTEMBER CLEAN SCAPES
WILL BE CHOOSING 1 WINNER A MONTH
\$50 GIFT CARD AND YARD SIGN**

BULK TRASH PICKUP IS FRIDAY APRIL 14TH

ACCEPTABLE

BULK ITEMS:

TOYS
FURNITURE
BUNDLED CARPET IN 4FT
LENGTH
FENCE PANELS NOT OVER 4X6
BAGGED LEAVES
WASHING MACHINES
DRYERS
WATER HEATERS
KITCHEN APPLIANCES

PROHIBITED

BULK ITEMS:

SINGLE ITEMS OVER 150LBS
CONSTRUCTION DEBRIS
HAZARDOUS WASTE
(PAINT, OILS)
TIRES
BATTERIES
PROPANE TANKS
LOOSE BRUSH
LOOSE DEBRIS
NO GAS IN ENGINES



If you are planning to make permanent upgrades to your home such as play structures, landscape borders, patio extensions, sheds, pools, or modify existing landscaping

Please submit an ACC Modification Form before you make the improvement

Please review Declaration of Covenants, Conditions & Restrictions on the Liberty HOA website.

HELPFUL REMINDERS:

*** The Liberty HOA website is your best resource.
www.libertytexashoa.com. We have all the HOA documents posted
for your convenience. Please take some time and review the site as
most answers can be found online.**

***If you notice something is broken, not working or missing or any
concern; please email Sloan @ sloan.keller@fsresidential.com or
call directly at 469-599-2099.**

**Remember the amenities in Liberty are YOUR amenities and your
HOA dues help upkeep.**

***If you see something suspicious please contact Melissa PD.
They are happy to come and check things out.**

***If you are a property owner and leasing your property please make
sure we have up to date contact information for the owner and
renters.**

***Visit <https://liberty.connectresident.com> to view your account,
make payments and more! At First Service Residential excellence is
our mission and we are committed to providing genuinely helpful
service to our communities. One of the many ways is through our
Customer Care Center, a 24/7 365 days call in resource that
provides immediate answers and information. Want to speak to a
live agent; call 877-378-2388**

***New Mailing Address for Payments**

Liberty

c/o First Service Residential

P.O. Box 30343

Tampa, FL 33630



COMPLIANCE

Trash Cans **MUST** be Stored Out of View

Inspect your fence for needed repairs. Check for broken boards & leaning panels

Holiday Decor can be placed 30 days prior to the holiday and **MUST** be removed no later than 30 days after the holiday

Boats, trailers, trucks and RV's are **NOT** permitted in Liberty

Dogs **MUST** be on a lease when being walked in common areas & please remember to utilize pet waste stations throughout the community

Golf carts in the City limits must be registered with the Melissa Police Department. Please be sure to familiarize yourself with the requirements/limitations under this ordinance prior to registering.

To register contact the Police Department at 972-838-2033 to schedule an appointment to bring your golf cart to City Hall for the inspection and registration process
Equipment must meet Texas and Federal Motor Vehicle Safety Standards

The golf cart must have the following equipment which are in good working and operational order:

Parking brake Rearview mirror(s), capable of a clear, unobstructed view of at least 200 feet to the rear Side, reflectors (two front, amber in color and two rear red in color) Slow-moving vehicle emblem

Two headlamps Two tail lamps

The maximum speed limit on the public street is 35 miles per hour or less



CITY CORNER



Melissa's highly-anticipated 90 Acre City Park located near Liberty will open this year!

The first phase features an 11-acre fishing pond, trails, berms, restrooms, parking, and a pavilion. Future plans include a community rec center, splash pad, dog park, playground, sports court, and 20-foot-wide hike & bike trails.

A new shopping center near Liberty is also underway and leasing tenants! Situated along SH 121 and adjacent to the Cardinal Village commercial center which will be anchored by Kroger, "Melissa Village" includes plans for a grocery store, movie theatre, dining, and retail.

LIBERTY IS GROWING!!

WE WELCOMED 43 NEW HOMEOWNERS IN MARCH



**MORE PET STATIONS
MORE COMMUNITY TRASH CANS
PICKLEBALL NETS
COMMUNITY CLEAN UP DAY
POOL SEASON UPDATE - WATCH FOR EMAIL
OPENING DAY FRIDAY MAY 26TH**

**UPCOMING EVENTS
YARD OF THE MONTH MAY THRU SEPTEMBER
MAY 26TH POOL OPENING
MAY 29TH MEMORIAL DAY POOL FUN
JUNE 3RD SUMMER BASH
JUNE 8TH POOLSIDE STORY TIME
JUNE 10TH CARTER BLOOD DRIVE
JUNE 15TH FAMILY MOVIE NIGHT
JUNE 24TH FOURTH OF JULY EVENT**

To All Who Celebrate
Happy Easter & Happy Passover

Happy Easter!

