
NEWSLETTER

MAY 2023

WWW.LIBERTYTEXASHOA.COM



HELLO LIBERTY NEIGHBORS!
WELCOME TO OUR NEW FAMILIES. AS WE GROW, THE HOA STRIVES 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

WELCOME to all our new Liberty Neighbors who have recently moved in. I hope this newsletter finds everyone well and getting ready for the end of the school year and summer. Congratulations to our all Liberty Seniors graduating soon and all the Liberty students finishing their school year.

Many projects have been underway getting the community ready for the summer season in regards to landscaping, irrigation, the ponds, and general maintenance of the community. I am so glad you are all keeping me informed of things you may see or have questions on. Please keep reaching out so we can keep Liberty beautiful and safe. I am excited to meet with our newly formed committees coming up this month to assist in ideas and suggestions for the board.

Just a reminder, 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.

Sloan Keller - General Manager



**ADVISORY COMMITTEE MEETS MAY 12 10AM
MAY 26TH SOCIAL COMMITTEE MEETS 10AM**

**IT'S NOT TO
LATE TO
JOIN A
COMMITTEE**

SUMMER BASH JUNE 3RD 12PM TO 2PM

POOLSIDE STORY TIME JUNE 8 10:30AM

BLOOD DRIVE JUNE 10TH 9:30AM TO 2:00PM

GOLF CART REGISTRATION JUNE 10TH 9:30AM TO 2:00PM

COMMUNITY CLEAN UP JUNE 10TH 8:30AM

FAMILY MOVIE NIGHT JUNE 15TH

JUNE 24TH CELEBRATE 4TH OF JULY 5:00PM TO 7:00PM

**MARK YOUR
CALENDARS**

**THANK YOU TO ALL WHO GO THE EXTRA MILE TO
KEEP YOUR YARD LOOKING GREAT!
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**

**YARD OF
THE
MONTH**

POOL SEASON - OPENING DAY MAY 26TH



No Lifeguard on Duty, Swim at your own risk
No eating or drinking while in the pool
No smoking of ANY kind allowed the pool area
No animals in the pool area
Babies must wear "swim" diapers in the pool area
**No one under 15 years of age permitted without being accompanied by
an adult 18 years or older**
**Swimmers age 15 to 17 years of age must have a completed
authorization/waiver**
Children in the pool must be supervised by an adult
No running or rough housing
Bikes, scooters, roller blades not permitted
No glass containers
No diving or jumping off the side of the pool or ledge
FAMILY FRIENDLY swim attire
No abusive language or loud radios
**Liberty HOA is not responsible for loss, theft or damage to personal
effects**
**Liberty HOA assumes no responsibility for any personal injury
resulting from using the pool**
No rafts or floatation devices
Alcohol is NOT permitted at the pool area

VIOLATIONS OF POOL RULES MAY RESULT IN DISCONTINUED POOL PRIVILEGES

NO TRESSPASSING AFTER POOL HOURS OR POOL CLOSURES

BULK TRASH PICKUP IS FRIDAY MAY 12TH

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.



Community Service Opportunity

Join us Saturday June 10th at 8:30am to help clean up Liberty
Meet at Stars & Stripe Parking Lot

Bring gloves and trash bags and we will divide and conquer
Community Service Hours & Reward at end

KEEP LIBERTY BEAUTIFUL

**JOIN YOUR NEIGHBORS
AND**

LETS CONTRIBUTE TO LIBERTYS CLEAN UP PROJECT



**DON'T FORGET ABOUT
OUR BOOK STATION ON
THE STARS& STRIPES
PORCH**

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.**

***ACC modification forms can be found at www.libertytexashoa.com and are to be submitted to sloan.keller@fsresidential.com**

***Reminder : dues were due February 1st. If you still have not paid please make arrangements to avoid any further late fees.**

***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
REMINDERS**

**#1 compliance issue in Liberty :
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

Community Etiquette: Please be mindful of your neighbors. Whether it is the volume of your music, porch tv's or parking, let's be mindful

Landscaping : Tree Rings and Landscape Borders are permitted. Must be brick, stone or rock. Metal or plastic borders are prohibited. The plans must be submitted to the ACC Committee

The homeowner is responsible to maintain their yard in a sanitary and attractive manner. Adequate watering, replacement of dead vegetation , mow lawns at regular intervals and remove weeds



Basketball Goals:

They can be kept in the front of the house as long as they are far enough back from the street to where if it falls, it cannot reach the sidewalk.

The city prefers them as close to the garage as possible. They can not be placed in the right of way at all , especially in the street or sidewalk.

If it is far enough away from the sidewalk, then it can not create any issues such as falling on someone walking by. This also keeps children out of the street.



**CITY
CORNER**



"For Rent" or "For Lease" signs are prohibited in Liberty.

An owner may lease its residence for a minimum of 6 months

The dwelling must be leased in its entirety

Any lease requires a written contract or lease be provided to the HOA prior to commencement

Residences shall be used exclusively for single family purposes



Golf carts in the City limits must be registered with the Melissa Police Department.

Please be sure to familiarize yourself with the Equipment must meet Texas and Federal Motor Vehicle Safety Standards

Register your golf cart June 10th from 9:30am to 2:00pm at Liberty Stars & Stripes Parking Lot

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

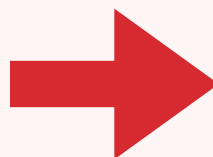
The maximum speed limit on the public street is 35 miles per hour or less

HOMEOWNER SPOTLIGHT

EACH MONTH WE WILL START FEATURING HOMEOWNERS
AND THEIR BUSINESS.

IF YOU ARE INTERESTED IN BEING FEATURED PLEASE EMAIL
SLOAN.KELLER@FSRESIDENTIAL.COM

**NEED A CAKE FOR
A SPECIAL
OCCASION?**



**INTERESTED IN SWIM
LESSONS:**

**CONTACT KINSEY HAYMAN
HAYMANSWIM@GMAIL.COM**