

**Remington Heights HOA
Warner Ranch Park Association Fact Sheet**

History: Your park was developed back in 2001 after a neighborhood-wide vote which determined it would become a private park and be co-owned by our neighborhood and Warner Ranch (which includes present and future apartments and 60 new private homes). The Hanover Company, who owned the land, donated the 3.2 acres to the Warner Ranch Park Association in which we are members. The cost to all members is \$36 per year which covers maintenance: water, electricity to run the sprinkler system, lawn maintenance, trash pick up, repair of vandalism, etc. Dues will eventually pay off the equipment: playscape, swing set, picnic tables, grills, etc. All homeowners in Remington Heights and every apartment tenant at The Lodge are billed for these dues.

Present situation: Although every apartment is paying its share of dues even if it is vacant, most, but not all residents in Remington Heights are paying. The money that has been collected is barely covering the maintenance costs and very little is going to pay off the equipment. Hanover planned on having their second apartment building and the 66 single family homes up and contributing by now, but the market has been weak. Once these are developed and contribute towards the park, more money will go to paying off the equipment and to adding items if needed or desired.

2004 billing: There has been some confusion regarding park fees and HOA dues. If you feel your account has been incorrectly credited- or you have received unwarranted late fees – please contact:

**Marilyn Childress
Property Manager
11149 Research Blvd., Suite 100
Austin, Texas 78759**

Marilyn's office phone number is 502-7509. She has been very helpful to our neighbors in clearing up the confusion in 2004's billing cycle.

2005 billing: Due to the confusion between assessments and park fees, the Board felt it is in everyone's best interest for Hanover to collect park dues this year. You will receive your next billing statement from Hanover, not from Goodwin. Please do not send any more payments for your annual park dues to Goodwin.

**Remit all payments to: Villages at Warner Ranch Owners Association
5847 San Felipe, Suite 3600
Houston, Texas 77057**

**Direct all inquiries to: Carla Reyna
(800)846-4116
creyna@hanoverco.com**

Benefits: Remember, we all benefit from the park. It is there for us all to enjoy. You can have gatherings there and you are able to reserve the pavilion by calling The Lodge at 255-4040. We are able to have our neighborhood parties and events there. Even if you don't use the park yourself, you benefit by having increased property values and simply by the fact that we have a nice space in between our neighborhood and the apartments/commercial developments which was Hanover's original intention. Please support the park and pay your nominal annual dues.